Cuttings

Silvine

REF 436

The entrance to the shopping arcade is dominated by a supermarket.

A few of the 151 children now attending the Bar Hill Primary School.

Bar Hill—shanty town to new village community

By MICHAEL WOODS

There were times when Bar Hill seemed little more than a scar on the countryside and a sore point in the estate agents' books. Nothing that a well-aimed bomb wouldn't put right, as someone once said.

In fact, brave new Bar Hill was never the world's most predictable success.

The mere idea of planting a whole new community out among the fields was enough to give most sociologists the jitters. And all around there were pessimists ready to jump on the doom-wagon with predictions of a ghost hamlet within 10 years.

That was back during the early 1960's when Bar Hill was conceived and born. The idea was simple enough—to construct a completely new village about five miles out of Cambridge away from the city traffic, turmoil and noise.

It was to be a planners' dream with segregation of people, factories and traffic. It would have its own school, shops, church and community centre.

The dream

The blueprint was for a 350-acre boomerang shaped settlement rising to an ultimate population of between 4,000 and 5,000.

Many of those living in the village would work for local industry, thus avoiding the sterile, dormitory character of a lot of new housing estates.

Homes were to be reasonably priced at between £3,500 and £6,250 on very long leases with peppercorn ground rent and a £10 annual maintenance charge.

There would be a village green, village get-togethers, village societies and village fetes. In fact, Bar Hill would do in a decade or so what most villages have done with limited success in a thousand or more years.

That was the dream when the first sods of earth were turned in 1965.

Since then, Bar Hill has been kicked, criticised and condemned. It has been described as just another housing estate—even an ugly housing estate—with the disadvantage of being five miles from its mother town.

Magnet

Its growth has been steady, if not slow. It has suffered at the hands of credit squeezes and would-be buyers who have said no thank-you, they don't really want to live in the middle of a construction site.

All in all, Bar Hill has had a painful birth.

But now, for the first time, it may be on the edge of a success which will silence its critics for all time. It has reached the point at which the pioneer population is big enough to look after itself and become a magnet to others wanting a decent place to live.

Today Bar Hill has about 800 people. It has well over 200 occupied houses with families moving in at the rate of two or more a week.

It has five factories, a supermarket, a post office and other shops, a pub and a thriving school.

Rustic

In October, a start is to be made on a non-denominational church. It has a pre-school playgroup, a gardeners' club, a badminton club, a residents' association and a parish council. It even has an annual fete.

It also has its disadvantages.

Despite the rustic sounding street names—Fox Hollow, Oatlands Avenue, Robin Close—Bar Hill is far from pretty. Modern economical housing and prettiness don't usually go hand in hand. It will undoubtedly look better when the landscaping is complete and the trees have grown to a respectable size.

Everywhere there is the clutter of development. Streets tend to come to a full stop in a patch of wild mustard and mounds of freshly dug soil. The potential village green is under knee-high grass.

Daily life is often carried on to the background drone of excavators and building machinery. The shopping arcade is less than half full of shops and echoes to the cheeping of sparrows in the roof.

Children

But the people of Barr Hill have become enthusiastic about their village. They like the place and regard it as a place to live rather than a place to sleep.

The headmaster of the primary school, Mr. William Norton, has been there ever since the school opened three years ago. He started with 29 children and now has 151. The figure is rising at the rate of about 20 to 30 a term and the next phase of the school to take it over the present 200 maximum is already being planned.

He has two children of his own and is devoted to Bar Hill. "It's a very pleasant place to live. I don't think I would live anywhere else from choice.

"It has always been an exciting place to live. There is no established hierarchy here. Everyone is new and everyone helps out."

Grouses

A more recent arrival is Mr. John Perry, the landlord of The Fox public house, which opened for the first time last September.

"As far as I am concerned, it's one of the best places to live. There are the usual grouses, the same as anywhere else, but I'm sure that the majority of people are happy about it.

"Some thing like Bar Hill is a big thing to undertake and credit is due to the developers for going ahead with it."

The Rector of Dry Drayton and Bar Hill, the Rev. Hugo de Waal, has watched the project grow from the early days. He has now been joined by a Free Church minister and although services are still held in the school at present, work is due to begin on the new church early in October.

Together

He considers that the community feeling is one of the features of the village.

"It's possibly partly because when you are thrown together like this, the community either tends to fall apart or you pull together."

His view is supported by Mr. Desmond January, of Douglas L. January and Partners, the Cambridge estate agents dealing with Bar Hill property, who opened one of the village fetes.

He commented: "I was very impressed by the community spirit there.

"This is where something such as this scores over an appendage to an existing village. I think that, directed in the right way, this will make Bar Hill a place to be sought after in years to come."

From a planning point of view the only factor which has so far inhibited the growth of Bar Hill is the economic climate, the rate of demand and construction speed.

But it has been stipulated that the village should not grow beyond a given size before the construction of a flyover at the access to the A604 Cambridge to Huntingdon Road.

At present the limit stands at 400 houses—but it is always possible that the planning authority might increase this figure.

Certainly the Cambridgeshire and Isle of Ely County Council planners agree that Bar Hill is probably poised for success more than at any other point in the past.

One official who has had close ties with the project from its outset commented: "I am optimistic that the thing is going to progress now and in the future at a much more rapid rate. All the signs are there that this is going to occur."

But the simplest tribute to Bar Hill came from one of the residents: "It's like life before the telly came," he said.

The Bar Hill lifeline . . .

1961 First appriach made to the developers.

1963 First overall plan submitted for planning approval.

1965 Physical work on the site began.

1967 First three families moved in.

1968 Opening of first shop and school.

1970 Opening of "The Fox" pub.

Bar Hill g

Workmen are trimming bushes in Bar Hill village, is to come under the spotlig Thursday with a visit of 40 Press and public relations

The settlement — often bil Britain's first new village fo years — has been a target much criticism since it wa started on the site five mile of Cambridge in 1965.

Ideal

Bar Hill Developments Ltd

1 Berkeley Street, London, W1X 6NN
Telephone: 01-499 9020

Mr. & Mrs. W. Norton,
21 Acorn Avenue,
Bar Hill.

Dear Mr. & Mrs. Norton,

As a resident and house owner at Bar Hill, I felt you should be advised of our proposals for the development of the central area in the vicinity of the existing shops.

We are very much aware of the inadequacy of the existing shopping facilities and whilst every effort has been made and will continue to be made to find tenants for the vacant units, we have found the demand very disappointing. This is understandably due to the comparatively small local population on which the shopkeepers depend for their custom and to some extent the monopoly Keymarkets have been granted by our predecessors to extend the Mall as originally envisaged.

In our view the only way we can provide better facilities is to build a superstore of a moderate size, but sufficient to attract shoppers not only living at Bar Hill, but from the neighbouring villages and Cambridge itself. It would be attractively designed in a landscaped setting and the store would be run by one of the well-known operaters established in this field providing a wide range of foods and other goods at competitive prices. Our proposal is to locate such a store on the vacant land at the rear of the Mall with a large car park adjoining the industrial area. Next to the car park would be a petrol station offering servicing facilities and motor accessories.

In addition we are planning to construct an office block adjoining the Mall in a position which would obscure the service yards of the existing shops from the view of the neighbouring houses. The provision of such commercial development is in line with the original conception that Bar Hill should provide opportunities for local employment.

The original outline consent for the development of Bar Hill included permission for offices and additional shopping in the central area and we have now submitted a planning application for approval of the plan we are proposing, to determine the form the development should take.

Directors: J. C. Mitchell, BSc(Eng), FICE, FIArb, Chairman D. M. Calverley, ACA

Wind of change on store protests

By David Utting

ANYONE who enjoys a good planning row in the grand Cambridgeshire manner will find the new Tesco superstore at Bar Hill a dead loss.

Those who thrilled as the Cambridge Co-op drove a coach and horses through local government shopping policy in 1971 with their Beehive 1 store in York Street will be sadly disappointed.

Where, they may ask, is the cacophony of small traders' voices that were raised angrily in 1973 against Sainsbury's giant new supermarket in Coldham's Lane, Cambridge.

The thought of the new 32,000 square feet, drive-in Tesco multi-store, once guaranteed to turn its competitors green at the gills, now seems to hold terrors for no-one.

The reasons are complex, but one major factor involves a quiet revolution in attitudes to the type of shopping Tesco, Sainsbury's and the Beehive offer.

Four years ago, lawyers representing Cambridge City Council's objections to the Sainsbury store predicted catastrophic results if it went ahead. Mill Road would lose 25 per cent of its trade, they said.

The secretary of Cambridge Chamber of Commerce, Mr John Mitchell, was quoted as saying: "We are not happy about this. We have opposed the scheme from the start.

Now, Mr Mitchell is inclined to suggest he was misquoted. "As far as Sainsbury's and the Beehive are concerned, although there was a fuss at the time, there has been no subsequent complaint and the same will probably apply to Bar Hill."

Similarly, the chairman of Cambridgeshire County Council's Planning Committee, Coun Tony Cornell, accepts that the original objections to the siting of Sainsbury's need not have been so strong.

Smaller traders seem to have survived, he added: "We have had this experience in other places where a large store has moved into the area. There is a place for the smaller shop and a place for the corner shop."

Shire Hall see the rapidly expanding population in the area that uses Cambridge for shopping as the main reason traders are not losing out to big brother, together with increased affluence.

Detailed information on the market available to Cambridgeshire traders has now appeared in a report which will help planners shape the future through the forthcoming County Structure Plan.

To cater for the extra population who will come in to Cambridge for "non-food," durable items, the planners are anticipating the re-development of the Fitzroy - Burleigh Street "Kite" area.

The demand for food shops will not be so great because people do not travel so far for their weekly shopping.

But Coun Cornell believes another store could be on the cards in the Structure Plan: "I think the area can take it, it just depends on the positioning," he said.

"It is a question for debate in the next six months. It has been put in limbo until thede is agreement on the Structure Plan."

Meanwhile the big three—Beehive, Sainsbury and Tesco — will continue to battle for the existing market. They accept they are very much in competition with each other for the weekly or monthly bulk shopper, rather than with the smaller shopkeeper.

Nevertheless it would be wrong to suggest that the small traders altogether approve of the giants.

Mr Jim Sansom, a Cambridge outfitter and tailor who represented Cambridge Chamber of Commerce on the National Chamber of Trade until their recent disaffiliation, sounds a warning against the new-style shopping.

"They are always offering shopping for the average taste and size. It cuts choice and if people need specialist services they cannot get them in the supermarket."

Still empty after 18 months: the former Keymarket supermarket, Bar Hill waits for a buyer. 179377

Bar Hill ready to reap the rewards

A BAR HILL shopkeeper, Mr John Wilson, will be closing down the grocery side of his business when Tesco's superstore opens.

But far from being the lament of the small shopkeeper killed off by big business, Mr Wilson is actually looking forward to having the bread and butter cut out of his trade.

Since January 1976, Bar Hill has been without a grocer's because Keymarket decided there was not enough trade to keep their small supermarket going. Their shop still stands empty.

Mr Wilson stepped into the breach, supplying basic groceries from his fish and chip shop, "more to help the people here than anything else."

Now, he hopes to be "frying tonight" for hundreds of shoppers parking behind his shop for the new Tesco store. He is having a new entrance knocked into the rear wall.

Likewise, Mr Barry Tilsworth, at the betting shop next door, will be putting a sign and a doorway out the back: "Things can only get better—obviously this store is going to bring a lot of people here and anyone who does not get a rub-off must be an idiot," he said.

Elewhere in the village reaction to Tesco is favourable after a year of travelling elsewhere for meat and groceries. But the parish council is adopting a "wait and see" approach, says their Clerk, Mr Mark Pettit.

The superstore is good for employment in the village and the extra shopping population should solve the problem of Bar Hill's empty shops—four including Keymarket's.

One of two shops that have been empty since the village opened is to be knocked down to make a walkway between Tesco and the main precinct. The London estate agents for the Keymarket store say they now have a possible buyer.

What of shopkeepers in surrounding villages?

According to Shire Hall planners, they can reckon on losing between one and five per cent of their trade: "But I shall be very surprised if anyone goes out of business," said a spokesman.

But a check round Coton, Madingley, Dry Drayton and Longstanton revealed that Beehive, Sainsbury's and now Tesco are accepted as part of life by the village shopkeepers.

As Mrs Constance Gillson, of Butler and Gillson's grocery, Dry Drayton, put it: "I expect people will go to Tesco to stock up for a time, but they will always come back here for the things they have forgotten."

The planning circle

TESCO'S new Bar Hill superstore is a curiosity among its Cambridge rivals — it is actually sited where the planners thought a big supermarket should go.

In the late '60s it was agreed that Cambridge needed "out of town" shopping with large stores, possibly placed in the Bar Hill, Shelford and Cherry Hinton areas.

Then, in 1971, the Co-op received Government approval for their 18,000 sq ft Beehive store in the York Street area, designated by the city planners for wholesale only.

The planners were again overruled in 1973 on the siting of Sainsburys' 24,000 sq ft store in Coldham's Lane.

Ironically, it is probably only Tesco themselves who had any objection to the Bar Hill site — in 1973 they were turned down for a vast 100,000 square foot "hypermarket" on the outskirts of Cambridge off Milton Road.

And in the same year, Associated Dairies lost their appeal to build a hypermarket at Shelford on the grounds that Cambridge already had enough car-orientated food shopping facilities.

Thus, the opening of the new Tesco store this week should have marked the end to a round of planning history: the local authorities make a new attempt later this year to determine how Cambridgeshire's shopping facilities should develop in the next decade with the County Structure Plan.

However, in March this year, the Co-op once again defeated local authority by gaining permission on appeal, for a further 36,850 sq ft extension to the Beehive.

The last round, like the first, was decided by the Government.

The Cambridgeshire Hotel, Bar Hill

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No 161

● DINO BROCKLESBY, of Newmarket CC, winning the senior event at Bar Hill on Sunday. 14737720

GUARDSMAN AGED SIX MEETS THE REAL MEN

Six-year-old "guardsman" Jeremy Pearson came face-to-face with his real-life counterparts at the start of Bar Hill's tenth anniversary celebrations on Saturday.

Jeremy, a pupil at Bar Hill Community Primary School, was among fancy-dress contestants at a fete organised by the school's Parent-Teacher Association. The military bandsmen were members of the Junior Band and Drums of the Queen's Division from Bassingbourn, who performed the opening fanfare at the fete and later gave a marching display.

The winners included one of the youngest competitors, two-year-old Joanne Huggett, who went as "Little Noddy."

Presiding over the fete was Katie Flanagan, aged 10, who was crowned May Queen by the group managing director of Trafalgar House Ltd, Mr Victor Matthews.

Despite it being Cup Final afternoon, large numbers of families supported the fete, and although a set was provided at the school, there were surprisingly few football fans in the "TV lounge" at the kick-off.

The celebrations continued with a dance and cabaret at the Cambridgeshire Hotel on Saturday evening, and a golf tournament, a special church service, and a cycle race around the Bar Hill perimeter road yesterday.

Fast racing at Bar Hill

The introduction of cycle road racing at Bar Hill at the weekend was a huge success with residents, riders and officials enthusiastic about the course around the village's perimeter road.

The race, staged by the Cambridge Town and County Cycling Club, at the invitation of the Bar Hill Residents Association, could be a forerunner of similar events in the future following some fast riding on a near perfect circuit.

The senior event, over 60 miles, was won by Dino Brocklesby, of Newmarket, who finished in 2 hours 42 mins 3 secs just ahead of Cambridge-based Orpington star Colin Chapman.

The junior race over 36 miles was won by Paul Bedford of Norwich in 1 hour 34 mins 8 secs with Cambridge club riders filling the next three places. Patrick Charlton was second followed by Peter Trevitt and Paul Tredget.

Bar Hill . . . "pre-eminently suitable for expansion."

Two villages destined to expand

The two development strategies proposed by the Cambridgeshire Planners have the common theme for Milton and Bar Hill running through them.

Both villages are well served with good communications—Bar Hill is on the improved A604 and Milton on the Northern By-pass.

In addition both are on poor quality land — and Milton could be expanded to take up some of the spare potential at the improved sewage treatment works in the village.

Schools

In the first strategy the planners suggest that Milton, with a population of around 2,000, could be expanded by a further 6,000 people, with Fen Ditton taking an additional 3,000, the Clay Farm area of Trumpington 2,000, and a further 2,000 people in both Sawston and Bar Hill.

This would mean two new secondary schools—at Milton and in the Trumpington area.

The planners add: "Traffic generated by development distributed in this way could reasonably be accommodated within the anticipated capacity of the road network."

The planners say that there would be some loss of good farm land at Fen Ditton and drainage changes might affect wildlife.

But they do not consider these disadvantages serious.

The second strategy envisages a 6,000 population increase at Bar Hill, 4,000 increase at Milton, 3,000 at Waterbeach and 2,000 at Cottenham.

Needed

The planners say that with the grouping of all development north of the city, the full potential of Bar Hill could be exploited.

Two new secondary schools would be needed at Bar Hill and Milton in addition to the one already proposed at Trumpington.

The planners add: "This strategy might lead to excessive traffic demand on the A604 inside the by-passes.

"There would be some loss of important agricultural land, but we do not think these considerations should be overriding."

How housing associations aid the old

Purpose-built flats for the elderly at Bar Hill by Hanover Housing Association

An Abbeyfield Society home in De Freville Avenue, Cambridge. 40967634

The Abbeyfield way

THE ABBEYFIELD Society offers a third possibility for the elderly looking for rented accommodation.

The society buys up family-sized houses and converts them to hold up to eight residents.

Each resident has their own unfurnished, bedsitting room with minor cooking facilities. A housekeeper provides two meals a day and buys the ingredients for breakfast which the residents cook themselves.

The aim is to provide something completely non-institutional where residents become part of a family.

But they are still able to live independent lives and they must be mobile and able to look after themselves.

Waiting time for a place is difficult to predict but a spokesman said it seldom seemed to be more than a few months. There is a long-term list in this area of about 200 names, and an "urgent" list of about 12.

The society, which is financed by the rents it gets and by donations, has eight houses in Cambridge. Rents range from £19 a week to £21.50.

This includes rates, heating and all food. Even those with nothing but a pension should be able to afford this with supplementary benefit.

Inquiries to The Secretary, 237 Chesterton Road, Cambridge.

Schemes operating in the area

SEVERAL housing association schemes in the Cambridge area have been built specially for the elderly, including people who already own their own home.

[illegible] whose tenants nearly all qualify for supplementary pension to another which was founded for retired professional people.

Although this last is an exception, most of the associations have to have their rents approved by the local rent officer as a condition of the government loans and grants they receive.

The rents are therefore at a reasonable level, and even those who have nothing but their pension to live on should be able to afford them with supplementary benefits.

All the schemes in this area have a resident warden who can usually be contacted through an intercom system fitted in the flats or bungalows.

The warden is there in most cases for emergencies only and not to carry out any nursing duties — although they may act as a kind of good neighbour.

The flats or bungalows are self-contained and unfurnished and the associations all confine themselves to helping reasonably active people still able to look after themselves.

Some have a launderette and a communal lounge, one [illegible] has a dining room where lunches can be obtained.

In nearly every case there is a waiting list of people wanting accommodation.

Most are quite willing to take people who live in other areas. Some of the associations are national bodies with schemes all over the country.

Anchor Housing Association — a national body which recently opened its first development in Cambridge: Linnett House, Sturton Street. It consists of 20 single flats, two double flats and various communal facilities.

Rents for a single flat average about £12 a week including maintenance of communal areas. There is an additional charge of £1.45 a week to cover heating and hot water.

Address for inquiries: South East Regional Office 159 Clapham High Road, London, London SW4.

Barton Housing Association — opened at Gretton Court, Girton two years ago, the development is a mixture of bedsitting rooms and one and two-bedroomed flats all with own kitchens and bathroom.

Different to all the others in that it was set up specifically for people "with professional, business and academic" backgrounds.

It is not for people in financial need but for those who because of advancing age are finding it difficult to look after their own homes.

Tenants have to pay £500 to become a loan stock holder and £50 deposit for breakages, both returnable if they leave.

Rents: Bedsitting room with kitchen and bathroom £24.50 a month; one-bedroom flat, £141.75 a month; two-bedroom flat, £189 per month. This includes central heating, hot water and upkeep of communal areas.

Inquiries to The Secretary, Gretton Court, Girton.

Cambridge Housing Society — two blocks of flats for the elderly. One in Anstey Way, Trumpington with 36 single flats and six double, and one in Union Lane, Cambridge (Oban Court) with 17 single flats and four double. At Oban Court up to four single flats have to share a bathroom.

Rents at Anstey Way, the more modern of the two, are single flats, £43.51 a calendar month; double flats, £61.54. This includes rates, heating, hot water and maintenance, but not electricity bills.

At Oban Court the rents are single flat, £31.88 a month, and double, £39.44.

Generally only people who live in Cambridgeshire are accepted as tenants. Waiting time is about four to five years for Trumpington and about three to four years for Oban Court.

Inquiries to the society at 1 Scotland Road, Cambridge.

Hanover Housing Association — a national association with two schemes in this area, one at Bar Hill (28 one-bedroomed flats) and one at Newmarket, a mixture of one and two-bedroomed flats and one-bedroomed bungalows.

A single person, one-bedroomed flat at Newmarket is £31 a month. At Bar Hill it is £38.80. This includes a service charge for maintenance of the site, including lawns but not rates or fuel bills.

Inquiries to Eastern Regional office, 10 High Street, St. Neots.

Royal British Legion Housing Association — national body which builds flats for ex-servicemen and women. Tenants need only have spent seven days paid service with the forces — or be a dependant of someone who has. (For example, a widow of someone killed in the first war).

In this area the association has a scheme in Albemarle Way, Cambridge (14 double flats and 17 single ones) and another at Royston (16 double and six single flats). A third is planned at Cambridge.

Waiting time for flats is generally not more than a year.

Rent varies from place to place. In Cambridge a single flat would be £11.46 a week, a double £14.49. This includes rates, heating and electricity bills and maintenance of communal areas.

Inquiries to: East Midlands Regional Office, Orchard House, 1 Orchard Lane, Huntingdon.

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Tuesday, December 14, 1976

Pet trade

The rules and regulations that encom almost every aspect of life today often from one of the basic principles of En law, that a primary purpose is to protec weak from the strong. Nowhere is this true than in the area of those laws which guard animals.

There are regulations to cover everyt from cruelty to the way a meat anima slaughtered, through life to death. And presence of legally enforceable rules en ages the adoption of voluntary codes.

That is now evident in the field of firew Manufacturers and retailers accept a volun code, in the absence of legislation, to t make the use of November 5 fireworks as as possible; the selling period is limited, the minimum age of the buyer is defined.

Something of the sort is required for Christmas trade in domestic pets. As the C bridge RSPCA inspector, Mr. Pat O'Bryne, already warned, shortly after the festivities over there is likely to be an increase in number of abandoned puppies and kittens.

Parents will realise that what seemed a nice fluffy little toy for the children actually cost them money which they can o ill afford. Dog licence fees are likely to g soon, and pet food is not as cheap as it use be.

The adorable fluffy little kitten will also t its toll of the furniture and will cause temp to rise until it is house-trained. The good i will turn sour, and the pet will be turned o

Some pet shop owners already enforce voluntary ban on selling pets just bef Christmas. There is also frequent talk of "s ability tests" so that the trader can dec whether a potential buyer is a fit person to t on a pet. This would be difficult to organ and could lead to quarrels and misund standings.

Shop keepers anyway already have a mor of legislation to wade through, and there is need to add to their burdens in this form way.

But an informal code is long overdue. A every Christmas that passes just adds to need.

Personally

IN the supermarkets alongside Agatha Christie and Harold Robbins now appears "The

Boom village now on target

Bar Hill is the boom village of Cambridgeshire.

The companies which moved on to the industrial sites in the village are reporting good progress—and a number of them have started—or are thinking about—extending their premises.

The range of industries represented in the village is wide—and covers a multitude of trades from publishing to advanced electronics.

From the industrialist's point of view Bar Hill has a lot going for it.

Land is easily available—and probably cheaper than elsewhere in the area—for industrial development.

At the same time there are unlikely to be any planning snags—things which are usually so abundant when it comes to industrial and commercial development in the Cambridge area.

The planners encourage industrial development in the village—and it has been scheduled in the County Structure Plan as a growth area.

Much of the industrial land which comes on the market is handled by the Cambridge estate agents Ekins Dilley and Handley. Mr Andrew Birks, one of the company's team handling commercial property in Bar Hill, said that the latest phase of land available for industrial development is now all let.

"There is a mixture of all sorts of industry there" said Mr Birks "Some of the firm are asking for more land to expand and there is great industrial potential there."

The industrial estate at Bar Hill is well planned and carefully controlled. The village has the added attraction for industrialists of having remarkably good road communications —either already completed or being built.

A major six-lane highway (the A604) gives direct access from the Cambridge Northern Bypass which serves the East Coast ports.

The same six-lane highway will also link with the Western Bypass and the M11 Cambridge London motorway.

In the other direction the A604 links with the A1 and the North and in the not-too-distant future when the A1-M1 link is built in Western Cambridgeshire there will be a direct high speed route to the industrial Midlands.

The Tesco superstore in Bar Hill is a thriving concern and attracts large numbers of people from Cambridge and the surrounding area. But, inevitably, there have been complaints that the smaller and longer established shops in the village are being badly hit by the presence of the giant neighbour.

The provision of jobs in Bar Hill brought about by the quick industrial growth means that housing is also booming. Here again Ekins Dilley and Handley are active and they handle a large percentage of the houses becoming available.

The company's Office Administrator, Mr Barth Peacock, claims that housing at Bar Hill is 'the best value for five miles around Cambridge." He explained that the village, because of the relative cheapness of its housing, is attractive to first time buyers.

Some of the two bedroom properties available are selling for around only £18,000 much lower than in other villages.

Some of the larger four bedroom properties —selling for under £30,000 are proving popular with people who are moving from Cambridge, where they have been living in smaller and often cramped semi-detached properties which are more expensive that the homes at Bar Hill.

"The village development is going along the lines we expectenadhgid s r i lines we expected and is right on target" Mr Peacock added.

1976 DEC.

BAR HILL COUNCIL TAKES OVER...

Mr. Martin Rich (left), chairman of Bar Hill Developments, officially hands over the documents of Bar Hill village to Mr. Rodney Dale, chairman of the parish council.

43487617

Bar Hill Parish Council last night assumed control of the village in a deal which follow two years of negotiations with Bar Hill Developments.

The chairmen of the two organisations, Mr. Rodney Dale and Mr. Martin Rich, met at the company's site office formally to sign the deeds of transfer.

The deal effectively gives the council control of freeholds on the land and homes in the village as well as amenity areas.

Included in the transfer was Bar House Farm and a gift of £50,000 which will go towards building a village hall.

Special trust

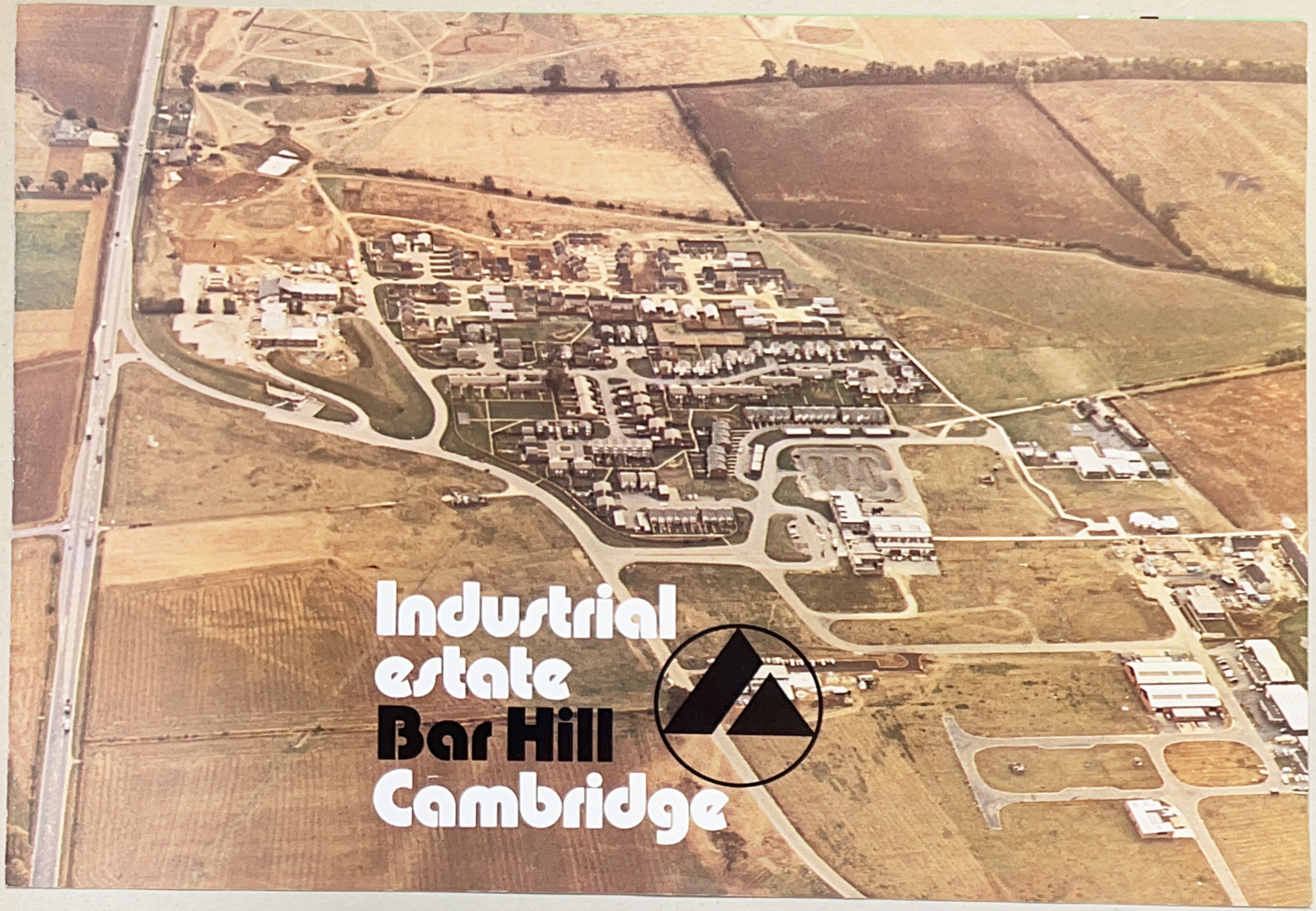
The transfer of responsibility was a factor written into the original development contract ten years ago, and until now has been in the hands of a special trust provided by the developers.

Last night's handover involved a total 500 freeholds, and the council is expected to receive those on a further group of houses when completed.

Primary concern expressed by both sides last night was to safeguard the environment and quality of life of the residents.

Said Mr. Rich: "This is a very happy community, and I feel strongly that I would like to see it remain that way."

Mr. Dale: "We have had our differences of course, but our relationship with the company is now better than it has ever been."


Industrial
estate
Bar Hill
Cambridge

School swop shop scheme saves cash

Mr. Norton with some of his pupils. "We are very conscious of saving money," he says. 8707617

Schools throughout Cambridgeshire are being urged to take part in a "swop shop" in an all out effort to save money.

Rather than just buying new equipment, schools are being asked to find out first if they can borrow or exchange what they want from another school.

The scheme has been operating for a number of years now, but recently it has been speeded up because of the financial crisis that has attacked the schools.

"We are encouraging this scheme to go on and the schools are doing something about it. It's undoubtedly helping to save money," said the Senior Area Education Officer in Cambridge, Mr. David Spreadbury.

He said there had always been an exchange of text books, but now schools were being encouraged to see if they could exchange other equipment.

And schools are being urged to look into their store cupboards to see if there is anything there that could be put to good use in another school.

Delighted

One man who is delighted that the scheme is being worked is the headmaster of Bar Hill Primary School, Mr. William Norton.

..."I suggested, some time ago, that a possible way of saving money was an exchange and mart scheme," he said.

"We are all very conscious of saving money and this is bound to help."

£400,000 flyover causing delays

Drivers make detour to beat queue

Longstanton residents, who travel daily into Cambridge by car, are finding that they need to leave for work 10 minutes earlier since the new Bar Hill flyover opened just over a week ago.

The £400,000 flyover was intended to make the junction between the Bar Hill local road and the main A604 Cambridge to Huntingdon road safer. But now a snag has developed.

Traffic coming from Bar Hill, to the west of the A604, goes over the flyover and merges with traffic coming along the B1050 from Longstanton, Willingham, and other villages to the east of the A604, before emerging on to the main road.

At the junction between the B1050 and the flyover slip road, however, traffic coming off the flyover has priority over traffic from Longstanton, and this is leading to long queues of cars forming along the Longstanton road during the morning rush hour.

The problem was given an airing at a meeting of Longstanton Parish Council. After the meeting, the parish clerk, Mrs. Vima Linney, said: "There are quite considerable delays in the morning, if you're trying to get out of Longstanton.

"One parish councillor had to wait 15 minutes at the junction on the second day the flyover was open, and my husband has had to wait 10 minutes."

Queues

Some commuters, she added, were even finding it quicker to get on to the main road via Bar Hill. By taking the slip road from the B1050 on to the flyover, crossing the flyover to Bar Hill, going all the way round the roundabout at Bar Hill and then coming back over the flyover, drivers can join the privileged stream of traffic and avoid the queues at the junction.

Longstanton Parish Council has agreed to write to the Cambridgeshire County Surveyor, Mr. Robert Lacey, and to the Department of the Environment Road Construction Unit at Bedford to see whether the road markings at the junction can be changed.

At a meeting between the parish council and highways representatives last year, parish councillors warned that giving priority to Bar Hill traffic might cause congestion and were told that the arrangement was not irreversible, said Mrs. Linney.

26.3.76

Bar Hill fly-over traffic

WITH reference to your report (March 16)—"Bar Hill residents defend new fly-over — and various letters appearing in the "Letters to the Editor" column since that date, Bar Hill Parish Council seems to be unnecessarily sensitive to criticism of the rush hour traffic situation at the new fly-over, the blame for which cannot possibly be laid at its door.

Similarly, Mrs. Norton, who by virtue of her profession, and presumably higher education, should know better than to rush into print before being very sure of her facts — (for example the "red herring" of the re-opening of the right of way across the airfield, to name but one). Her attitude is deplorable and unquestionably designed to promote enmity between our two villages.

Surely, no one would question the right of a parish council to deal with problems brought to it by the people it represents. In my vew, this is one of its most important functions, and in discussing the rush hour traffic difficulty at the fly-over and trying to overcome it in some way (not necessarily by reversing the road markings), it is only doing its duty. Any animosity which is felt over this is purely in the minds of certain people who live at Bar Hill.

Finally, I fear that both Mr. Pettit and Mrs. Norton are being a little optimistic, not to say naive, if they really believe that simply by widening the A604 (in 12 to 15 months time) traffic congestion will disappear overnight, as if by magic.

(Mrs.) J. M. LAWFIELD.

23 Prentice Close,
Longstanton,
Cambridge.

Bar Hill residents' views strike home

For 1,650-odd people Bar Hill is home.

During the last few months some of them have been defending it against charges that the village is a lifeless huddle of brick boxes where nothing much happens after the shops shut, and not much before.

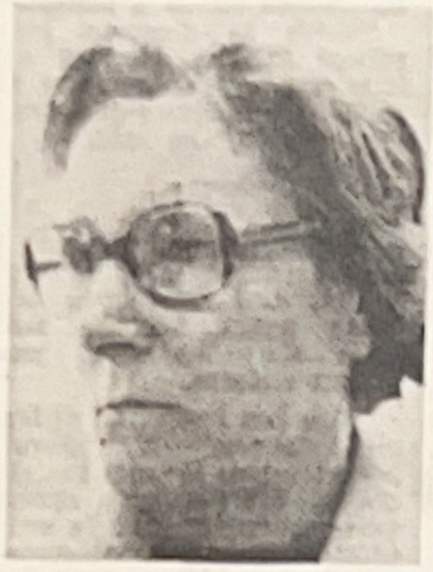
One resident had printed a thousand stickers with the legend "I Like Bar Hill."

But for those who are less contented, there came another blow this week when Keymarkets disclosed they were shutting the village's only grocery store because it was not making a profit.

The nearest food store, after January 17, will be three miles away.

The "News" went to Bar Hill and asked people what they thought of it.

Mr. David Battem, of Freckenham, Suffolk, a technician with a firm in Bar Hill: "I think it's a bit of an abortion. I contemplated living here at one time. I took one look at the estate and it was enough to put me off it."



Mrs. Betty Chamberlain, of 16 Robin Close, a kitchen assistant at the village school: "Oh yes, I don't dislike it. I've been here eight years now. Now the supermarket's closing I'll have to go into Cambridge more frequently.

Mrs. Cynthia Tyler, of 6 Oaklands Avenue, a part-time packer: "I like it here. We moved here six months ago and frankly I wouldn't live anywhere else. I just like the community spirit."

Mr. Robert Muir, 17, of 10 Robin Close, a trainee chef: "I don't personally like the place because there's nothing much for my age group, just the youth club on Monday night. I'd like to live in London really."

Mrs. Coral Paulson, of 26 Pheasant Rise, a secretary: "I do like living out here. I don't really know why — I just like it. It's nice for the kids. They have plenty to do."

Mrs. Pat Marshall, of 55 Pheasant Rise, a mother of three: "It's lovely. The only thing is there's not many shops. We came from Enfield three years ago, and I like it better. The children don't have to cross a main road like they did there."

Mrs. Angela Gilbert, of 136 Pheasant Rise, a housewife: "It's a very good community. I prefer it to St. Ives, where I was just out on the estate. It's super. There's lots to do in the evenings."

Mrs. Denise Craske, of 34 Partridge Drive, a typist: "Yes I do like Bar Hill. It's a fairly pleasant place to live. It's sad to see the supermarket close up."

Mr. William Kirkwood, of 10 Robin Close, a sheet metal worker: "I don't really like it. There's not enough public transport—we could do with that. I have to use a car to get into work in Cambridge, and it's a bad road to get out of."

Mrs. Barbara Graham, of 8 Huttons Park, Longstanton, a housewife: "I've just moved away from Bar Hill for personal reasons. I made a lot of friends here. I worked here, and the kids still go to school here."

Mrs. Jennifer Ellis, of 60 Foxhollow, mother of four: "Bar Hill is the best place in the world to live. I've lived in London all my life, and we've been here seven months. I wouldn't go back."

1.6.76

Bar Hill store to close

Village's only grocery not viable, says firm

Keymarkets, the food store chain, is to close its supermarket at Bar Hill from January 17, it was disclosed today. It is the village's only grocery store, but a spokesman for the firm said: "It has become an unprofitable store to continue trading. It is hoped to sell it to another food group."

The spokesman added: "Bar Hill has never reached the population target we understood it would reach when we took the store in the late sixties. We regret very much closing, but it is not viable with the population at Bar Hill.

"Rather than a fault of the retailer, it is a fault of the development itself."

Keymarkets had the exclusive right to sell bread and groceries, among other things, in the village, he said.

Old people

The parish council chairman, Mr. Rodney Dale, said this concession had been granted by the village's developer.

Now the nearest food shops would be at Longstanton three miles away.

Mr. Dale said: "I think it will especially affect old people and young mothers whose husbands have the car for the day."

Customers had protested to the store's head office about the service it provided, he added.

● Meanwhile Tesco is pressing ahead with plans for a supermarket at Bar Hill.

Its original designs were condemned by both the district and parish councils as "little better than a warehouse."

But early last month Tesco submitted a revised plan, which was described by the parish clerk, Mr. Mark Pettit, "as going some way to answering the queries."

The plans are to be displayed in the village school later this month.

The Keymarkets store at Bar Hill.

Tesco sticks to Bar Hill project

The decision of a national food store chain to pull out of Bar Hill's ultra-modern shopping precinct will not affect Tesco's plans to move in to the Cambridgeshire village, a spokesman for the firm confirmed.

Yesterday, Keymarkets announced it would be closing its Bar Hall food store on January 17 because it had become unprofitable.

Meanwhile Tesco is pressing ahead with plans for a supermarket in the village despite earlier planning difficulties.

Responsible

A spokesman for the director of the main Tesco Holdings board responsible for the company's estates, Mr. Francis Kreisa, said: "Tesco have submitted a revised planning application which they hope will now be given consent."

He went on: "A Tesco store will be opened in Bar Hill just as quickly as it can be built.

"The Keymarkets' decision will not affect Tesco's plans in any way. We are convinced there is business there for the right kind of store."

Guests tell of pandemonium at hotel's Christmas lunch

We were kept waiting up to two-and-a-half hours — claim

The Cambridgeshire Hotel.

There were scenes of pandemonium as angry guests at Cunard's Cambridgeshire Hotel, Bar Hill, waited up to two-and-a-half hours for their Christmas lunches, it was claimed today.

Some of the guests said there was "chaos" as diners banged on the tables with knives and forks, chanting "Why are we waiting?"

One party walked out and were refunded their deposits, paid weeks in advance.

Mrs. Jill Smith, of 28 Hawthorn Way, Cambridge, and Mrs. Jean Gunton, of 47 Bourne Road, Cambridge, said they booked a table for nine for the Christmas lunch a month in advance as a special treat for their families. They paid a £10 deposit.

'Wrong place'

Said Mrs. Smith: "We arrived at the hotel at 2p.m. for 2.15 and when we opened the doors we just felt that we had come to the wrong place.

"There were queues into the dining room and we couldn't find anybody to tell us what was going on. All the guests were conferring with other guests."

Her party went to wait in the bar after trying to consult the dining room manager who could not attend to them, she said.

"The atmosphere was very nasty. People were banging their cutlery on the tables and chanting 'Why are we waiting?' People were waiting an hour between courses."

She estimated that there were about 12 staff dealing with about 300 customers: "They had obviously overbooked," she said.

Deposit

Her party eventually decided they were unlikely to reach the restaurant before five o'clock. The manager was unable to guarantee any less delay so they asked for their deposit back which was granted.

As they were leaving a massive cheer went up from the dining room: "I looked," she said," and somebody had actually got a plate—no food, just a plate."

Mrs. Smith and Mrs. Gunton said the manager had told them there was a staff shortage. "We were treating the whole family," said Mrs. Gunton, "a lovely Christmas Day! You just don't expect that sort of thing from a hotel."

Bother

Mrs. Smith added that it would have been better if management had let people know about the situation. "On Christmas Day of all days you've not got any alternative eating—my turkey was still in the freezer. They could have rung up on Christmas Eve and let us know. No one apologised until the manager when we got our money back," she said.

"It was very hostile," said Mrs. Gunton, "Everybody said the same thing that they had been waiting for hours. Some of the tables weren't cleared before they moved the next lot in. I shan't bother to go again."

Mr. Christopher Dellar, a Colchester hairdresser, took his parents to the Cambridgeshire for Christmas lunch. He said he arrived at 1.30pm and was not seated until 3.15.

"Most of the second sitting of 50 people got up and walked out. I thought the place was going to be smashed up—it was that kind of atmosphere.

"My parents were looking forward to it. We went with open minds, but obviously we won't go there again," he said.

Many customers have complimented us — manager

The manager of the Cambridgeshire Hotel, Mr. Umberto Marconi, today agreed that there had been delays in getting people to the dining room but denied that there had been any chaotic scenes.

He also denied there was any understaffing. "Ninety-nine per cent of my staff are Cambridgeshire people," he said. "They also want a certain amount of time over Christmas."

Rejoicing

At Christmas people did not want to eat in a conference situation, eating in an hour or an hour and a half.

"It is a day of rejoicing, of getting together, a day when time is not important not only from the customers' point of view but from the staff's as well," he said.

"I haven't as yet received any letters of complaint," he said, "and I had many compliments. People made a point of telling me how much they enjoyed our Christmas programme."

Mr. Marconi: "I haven't received any letters of complaint."

The hotel was full over Christmas and he blamed adverse reports on "a few trouble-makers." "Out of any large number, you cannot satisfy a percentage," he said.

30-12-75

PANDEMONIUM BROKE OUT AT HOTEL LUNCH—CLAIM

Claims that pandemonium broke out at the Christmas lunch at Cunard's Cambridgeshire Hotel, Bar Hill, have been made by some of the guests, who included Mrs. Jean Gunton (left), of 47 Bourne Road, Cambridge, and Mrs. Jill Smith, of 28 Hawthorn Way, Cambridge.

Some of the guests had to wait up to two and a half hours for their meals, they claimed today. Said Mrs. Smith: "The atmosphere was very nasty. People were banging their cutlery on the tables and chanting: 'Why are we waiting'."

But the manager of the hotel, Mr. Umberto Marconi, denied there had been any chaotic scenes. He agreed there had been delays in getting people to the dining room but he denied there was any understaffing.

"I haven't as yet received any letters of complaint and I had many compliments." He blamed adverse reports on "a few trouble-makers." Full report—Page 3.

December 12, 1975

Bar Hill's greatest need

Letters to the Editor

I AM sorry to have upset the inhabitants of Bar Hill, whom I have always found to be delightful people. My point was that their village is simply not good enough for them, as human beings.

Your editorial accuses me of the "trampling boot" — I fail to see how it is to exercise the trampling boot to complain that a place seems unadopted. The lack of proper organisation of traffic flow in Bar Hill is dangerous.

As for the place's general atmosphere it doesn't quite, does it, give one the feeling of human meaning that one gets in (say) Trinity Great Court, or the centre of Finchingfield?

That forlorn pub in the Centre isn't as inviting as the Green Man at Grantchester, is it? Bar Hill, in its general prospect, is not only ugly: it does not convey a good human feeling about living in space. It suggests than man is nothing but a functional creature who lives in a house, needs only to buy a sausage and a bottle of booze, and to exercise his dog against a concrete lamp post.

There is one deceased individual whose view of Bar Hill I would have loved to hear, and that is Henry Morris. His was no trampling boot, despite his scathing denunciation of ugliness in modern life.

I recall trampling with him, together with the late admirable Councillor Murfitt, and Warden Pat Thorne, round the foundations of the new village college at Bassingbourn in 1953. We were working out where to place sculpture and trees, and to make that a handsome centre, such as Bar Hill could now do with.

Today that little row of hornbeams and the other trees and shrubs have transformed the corner of Bassingbourn where the college was built. But the transformation was not merely outward. I worked there as Tutor for seven years, and we had 10 per cent of the population in the college for adult classes and everyone in for weddings old people's games, baby clinics, and dances. And it still thrives so.

There is no doubt that Cambridgeshire County Council has led the world in the provision of such community centres, through the village colleges. Can't it do something for Bar Hill?

It is the deficiency of this kind of positive provision for human community life to which I was pointing: I was bewailing that no one seems to care for Bar Hill. The sad little groups of children and adolescents hanging about in the Centre are testimony to that.

Of course, now, there is the problem of cash. Perhaps a Cambridge college might take up the problem? Some rich colleges could build such a community centre and not miss the money. Or perhaps Bar Hill needs a Mr. Robinson? I'd be glad to help where I could, and I'm sorry if I was negative.

A phrase from D. H. Lawrence sticks in my mind: "dismalness had soaked through everything" . . . and I was lamenting this aspect of Bar Hill.

I feel the same about the films to be provided for the citizens of Cambridge this Christmas: they're another insult. But that's another story.

DAVID HOLBROOK

Longacre,
Stapleford, Cambridge.

20.12.75

Bar Hill

Letters to the Editor

THANKS to your section of the editorial news, something nice (apart from the other residents' letters on Bar Hill) has at long last been published in the "News".

My family are (not by age) the oldest residents here and, since arriving in June, 1967, have kept every cutting from the newspaper and now have two well-filled scrap books condemning our village.

To us we live in the nicest part of Bar Hill. From our lounge we overlook well kept gardens, from our front bedroom window in the evening we can see the twinkling lights of Longstanton and Oakington. The village is well lit, and soon we shall have more lighting from the flyover and roundabout promised by the Ministry of Environment in 1967.

Our neighbours are young happy families who we discovered keep a watchful eye on us retired residents. Can we say "thank you" to Tony, Margory, John and Pauline, Maureen and John.

From our lounge we watch the great and blue tits, the wren, blackbirds, thrushes and greedy starlings. Yet in 1967 before the village was taken over from the original planners I counted 19 different species of birds.

Happy we were with no shops, no transport other than by car! really a paradise to live in. We had roominess, warmth, plenty of sunshine, we were absolutely sound proof and there was a promise by the first developers of great things to come as Councillor Kenneth Turner truly says with his plea and ours to get back to the original master plan for Bar Hill.

What has gone wrong? Well, just the same as the city of Cambridge itself. Planning, proposing, spending of the ratepayers' money, back constantly to square nil (not even one). No-one knows what they want and when the developers, the parish council, the church, the residents association, the South Cambridgeshire Council, the government of the day and the people know what they want and get down to doing it and back to the master plan, Bar Hill will be all that one could wish for, for the old as well as the young.

J. A. PRICE

9 Acorn Avenue,
Bar Hill,
Cambridge.

22.12.75

Community education at Bar Hill

I AM afraid to say that your correspondent, David Holbrook, has again upset the inhabitants of Bar Hill with his very ill-informed letter published on December 12.

Mr. Holbrook may not find the village picturesque but the landscaping and tree planting will in time help to improve the appearance of Bar Hill. Trees do not mature overnight — the hornbeams planted at Bassingbourn have had 22 years outwardly to transform the corner of the village where the college was built. I feel sure that other residents of the village will take issue with Mr. Holbrook on this point.

I would like to comment on his incorrect remarks about the community provision in Bar Hill. Cambridgeshire County Council still leads the way in community education and is extending Henry Morris's excellent ideas into as many schools as possible.

Since it opened in 1968 the school here has been used as a community centre and was one of the seven schools designated as a community primary school by the education authority in 1971. From that time the community spirit that exists in Bar Hill has grown and the use of the school as a village centre has grown with it.

There are many groups within the village, young and old, that use the school as a centre and the number continues to increase. I will not list them here but if Mr. Holbrook would care to call at the school and look around and really see what goes on, he would be most welcome.

I regard Mr. Holbrook's remarks as an insult to myself and my predecessor, Tom Simpson, who with the headmaster, Bill Norton, laid the foundations of this excellent community project.

The school does not provide the only centre of village life. Many activities take place in the church and health centres and I feel sure that the organisers will be more than a little annoyed about Mr. Holbrook's remarks.

As to what Henry Morris would think of Bar Hill as a collection of houses, I don't know, but I feel sure that he would be very pleased that his ideas on community education work so well here.

STEPHEN GILBERT
Community Tutor

Bar Hill Community
Primary School.

Replies from Bar Hill

Letters to the Editor

I AM tired of the emotional and illogical criticisms of Bar Hill as expressed in Mr. Holbrook's letter (December 2). Once irritating, their ill-informed repetitiveness has now become boring.

Mr. Holbrook displays a masochistic pleasure in visiting Bar Hill. If his journeys there are such "a nightmare" why then does he contine undertaking them? Surely it would be more sensible to drive to Cambridge and spend half his travelling time seeking a parking place for which, of course, he would have to pay. At Bar Hill there is no problem as parking is free and in close proximity of the shopping centre.

I can assure you that Mr. Holbrook's accident is an exception rather than the rule, and in my opinion could have happened at any roundabout. However, drivers are expected to be prepared for just such incidents on any journey regardless of the destination, and I fail to understand why Mr. Holbrook connects it particularly with Bar Hill.

Chaos is relative, and I would suggest that Mr. Hol-l brook's opinion is that of an individual, and reflects his myopic and biased viewpoint. At least Bar Hill has no through roads and is therefore not subjected to the relevant problems affecting other localities. (Where is the evidence for a previous tirade blaming Bar Hill residents for Madingley's t h r o u g h traffic?)

Rather than creating an "environmental death" (how does one create death?) a very positive approach is being made towards the development of Bar Hill to make it an attractive village to live and work in, e.g. where else can a child attend primary school without necessarily crossing a public highway? However, any worthwhile community development of this size surely takes time and effort, and it can only be irrational prejudice which measures the final objective by isolated and temporary construction difficulties so necessary to obliterate the very "nightmares" Mr. Holbrook complains of.

Finally, I would suggest Mr. Holbrook moves to Bar Hill where his cat can enjoy the natural pastures, and thus he will have no need to make his "nightmare" journeys to get his cat litter.

D. T. LINDSAY
Parish councillor
59 Foxhollow,
Bar Hill.

MY FAMILY and I have lived in Bar Hill for eight years now, within the vicinity of the shops and this is the first accident I can recall in this area. We just happened to be on our way home on the day of David Holbrook's accident, in actual fact shortly after it had taken place. "Nearly killed" I very much doubt it, talk about a highly coloured and exaggerated version.

While I admit there is some chaos due to the flyover and roads being built this surely is to be expected and although there is a blind-spot when leaving the shops doesn't traffic from one's right have the right of way? Besides the way some drivers accelerate away from the shops it makes one think we have more racing drivers in the making.

Mr. Holbrook states that he has been to Bar Hill several times within the last month. I fail to see how he took a wrong turning even if someone had moved or turned the signs.

(Mrs.) M. T. BRAMWELL
2 Robin Close,
Bar Hill.

AS ONE of the "kids" who live in Bar Hill, I should like to tell Mr. Holbrook, who wrote such a critical letter about my village, that it's a smashing place to live. The roads are very safe. We have a large village green with a play area and plenty of after-school activities, which is more than can be said for Madingley.

PAUL LAKIN
(Aged 11)
22 Almond Grove,
Bar Hill.

I THOUGHT I must reply to David Holbrook's letter (December 2). I have lived "on the Hill" for three years and have found in that time a good community spirit, a sense of belonging and a lot of well meaning people. The amenities are very good for the size of the village, we have evening classes and many other forms of relaxation. I wonder if Madingley can say the same? I do agree, however, that Bar Hill is not the prettiest of sights, but I can assure you I have seen a lot worse.

If Mr. Holbrook's accident had occurred on one of Madingley's twisting roads would he have been so quick to put pen to paper, I wonder?

It is a pity no shop in Madingley is big enough to stock cat litter, this would ensure safe travel for Mr. Holbrook.

KEITH UNWIN
2 Partridge Drive,
Bar Hill.

IN YOUR issue of December 2 you have a letter from David Holbrook about the horrors of Bar Hill and a news item on page 8 re the non-appearance of the village on the map. If the place is as bad as Mr. Holbrook says it is perhaps it would be better left off!

C. N. J. GLASS
140 Tenison Road,
Cambridge.

17.12.75

DIARY

NEEDLED by the cheap sneers and jibes hurled at the new village of Bar Hill, four miles north of Cambridge, one resident has had 1,000 stickers printed declaring in large purple letters "I LIKE BAR HILL."

"I'm hoping we can flood the area with them," declares David Mutch, 30-year-old proprietor of the Tansley Typewriter Co., of Cambridge, who lives in a split-level, three-bedroom, end-of-terrace house at 26 Otter Gardens, Bar Hill, and loves it.

"I'm so peeved about the bad publicity about Bar Hill," he says. "Everyone I've spoken to in Bar Hill is peeved about what's been said and we wanted to show without too much vibration that we like Bar Hill."

Mr. Mutch thinks that the village has been given such an unfair image as a bleak, inhospitable, lifeless neck-of-the-woods that young people are rejecting it as a place in which to buy their first home. "Slightly older people who know a bargain when they see it are still happy to come here," he says.

"It's a great place to live. People mix well. It's friendly."

I fear it will take more than 1,000 stickers to correct the harm done by David Holbrook and similar sour, snooty critics of the village.

Bar Hill superstore plans upset parish council

The design of the planned Tesco's superstore to be built at Bar Hill came under fire at a meeting of the parish council last night.

Members were compiling comments for a meeting of the South Cambridgeshire District Council's Planning Committee which meets next month to discuss detailed planning permission for the store.

Said Mr. Chris Lakin: "I want to reject the whole thing. This will be the largest and most significant building in Bar Hill and we want a building of some architectural quality.

"This is only a straight off conveyor belt standard design."

"I think we ought to stand our ground on this issue. The earlier designs submitted had better quality."

He was backed up by Mr. Tony Parrott who said: "I agree entirely. This building is going to dominate Bar Hill. We could have had something far more pleasing and of better quality."

The council also thought the store "looked little better than a warehouse" and the chairman, Mr. Rodney Dale said that it brought the industrial heart much closer to the village.

Earlier the council discussed the results of the questionnaire circulated to members of the village calling for their comments and suggestions on the new store which also includes a petrol station.

A total of 142 people answered the questionnaire and called for items ranging from the use of more bricks in the construction to Tesco's providing a quick service till.

Members decided to incorporate Mr. Lakin's comments into the draft letter to be sent to the Planning Committee along with villagers suggestions and their own for improving the present design of the 45,000 square foot building.

Two important points to be included were a call for better access to the car park to avoid a traffic build-up and possible danger and a well thought out approach to the link-up between the store and the rest of the shops.

Members feared that if the rest of the shops were too cut off from the store it could kill off the other traders.

, Friday, December 5, 1975

'Slum threat' at Bar Hill

Planners approve revised homes plan after warning

Bar Hill is getting "grottier and grottier" and could end up as a "first class rural slum", a South Cambridgeshire councillor warned a meeting of the Planning Sub-Committee.

Coun. William Watts said: "This place is going to be a memorial to 1960s and 70s planning. It's going downhill and getting grottier and grottier."

"We are going to have a first class rural slum on our hands," he said.

The sub-committee were considering the latest application by Bar Hill Developments Ltd for 128 houses and 28 bungalows. It represents phase four of the scheme and lies at the top end of the village.

A previous application was refused on grounds of poor design.

Outstanding

The re-submitted plan was amended to try and answer some of the criticisms. The Committee agreed to pass it.

The Principal Development Control Officer, Mr. Steve Sillery, said they thought the new scheme was a great improvement.

But they intended to take up the question of design of future parts of the village.

As a community, Bar Hill was thriving and people seemed to enjoy living there, he said.

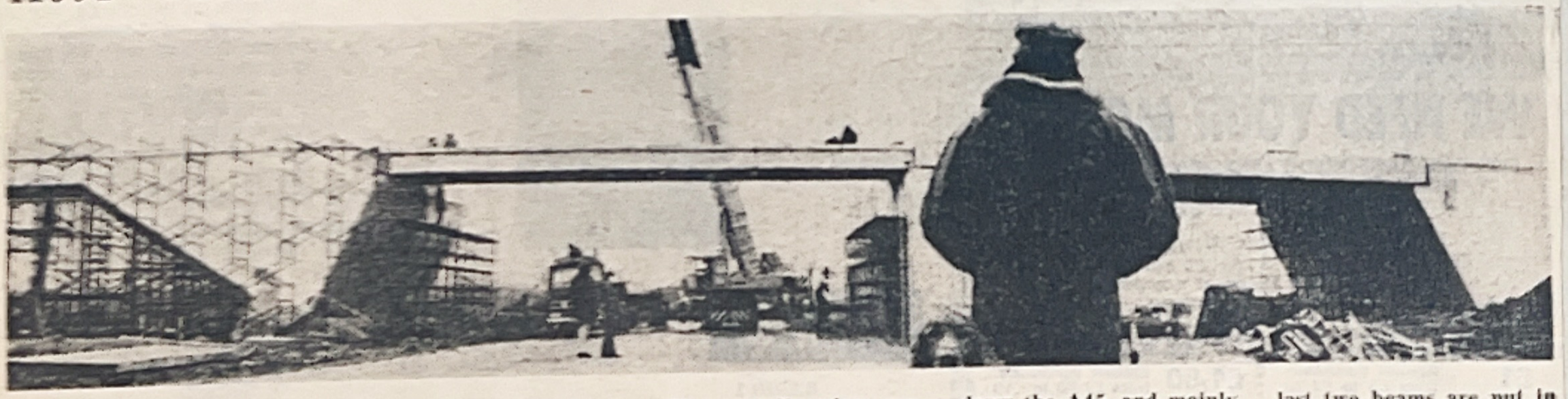
Discussions were taking place about some of the facilities such as a village hall, which have not yet been provided, he said.

Coun. Kenneth Turner said it was very important that they should get back to the original master plan. Many facilities proposed were still lacking in the village.

Coun. Watts: "Its going downhill and getting grottier and grottier."

A604 FLYOVER NEAR BAR HILL TAKES SHAPE

8.12.75



The A604 flyover takes shape at Bar Hill . . . The road was closed yesterday while huge concrete beams were put in position.

But two of the beams needed to complete the central section have been broken at the Dow-Mac factory in Gloucestershire and this has delayed completion of the central section.

A604 traffic will again be diverted next Sunday morning.

The road diversions yesterday, which were lifted just after midday, went smoothly, according to an AA patrolman on the spot.

Most heavy traffic was diverted from Cambridge down the A45, and mainly local traffic used the diversion at Bar Hill through Longstanton and Swavesey. The patrolman said only four lorries used this route.

Next Sunday, when the last two beams are put in place, the traffic diversion is likely to be for a slightly shorter time, said the Road Construction Unit spokesman.

Newspic 33597525

BAR HILL

A PLACE TO EXPAND AND GROW

EXCELLENTLY SITUATED FOR MOTORWAY LINKS...

4 miles north west of the City of Cambridge, Bar Hill is centrally placed for easy road access to London, the East Coast Ports, the Midlands and the North.

When completed the M11 between London and Cambridge will join the A604 less than one mile south of the Flyover which is at present being built and which is to be completed during the middle of 1976. The proposed Cambridge by-pass will link the Huntingdon/Haverhill A604 to the A45 and thence to the East Coast. The Newmarket by-pass has already been completed and is now open and the effect has already been felt by local industry and commerce.

The following pages give an introduction into the growing community of BAR HILL . . .

6.3.75

Builders' cash crisis upsets Bar Hill expansion

Nearly 30 Bar Hill houses have been left unfinished by an Ipswich building firm, J. Nunn and Sons, who are meeting creditors later this month after laying off all their workmen following a year of uncertainty about the firm's cash crisis.

The uncompleted houses form part of the Hollytrees area of the village, which the firm worked on until the end of last year. About 15 houses and bungalows are complete externally but await the installation of services and fittings and another dozen have been finished to foundation level or just above.

Now the future of the area, which is scheduled to take about 80 houses, has been thrown into doubt by the winding up of Nunn's operations. It is not expected that any of the problems will be resolved until creditors come to a decision on the policy to adopt at their meeting on March 24.

Only four houses in this area of the village are occupied, although there is also a small batch of three show houses.

The future of another 11 at present unoccupied houses in Pheasant Rise is also uncertain until then because their sale was being negotiated with South Cambridgeshire District Council.

After agreeing a price with the district valuer, the arrangements were forwarded to the Department of the Environment. However, the attitude of the creditors could be crucial in deciding whether the deal goes through, says the council's chief executive, Mr. S. J. Flint, who added that there was also a possibility that negotiations might have to be started again.

Another question-mark hangs over the provision of roads and street lighting at Pheasant Rise.

Officials at Cambridgeshire County Council were unable to comment on the position regarding these two services, which could be the responsibility of either the council, Nunns or Barr Hill Developments.

Nunns admitted they were having "cash flow and liquidity" problems about a year ago. In addition to the Bar Hill scheme, they have abandoned a number of housing projects in the Ipswich area and their financial affairs are at present being handled by an Ipswich firm of accountants, Patterson and Thompson.

Village third of estimated size

A population census carried out in Bar Hill by the parish council showed that the village had grown to a third of its estimated size.

Council clerk, Mr. Mark Pettit, said the census was compiled by a series of people living in the various parts of the village.

It showed that the total population was 1,673. The estimated eventual population was about 5,000.

The census also showed that there were 599 homes in the village.

Mr. Pettit said the result of the census had been sent to South Cambridgeshire District Council, the Planning and Education Departments at the county council and to Bar Hill developers.

"The whole thing has been very worthwhile," he said. "It has been useful from an education point of view."

He said it was decided to carry out the census at a time when building in the village had temporarily stopped.

On age distribution, it showed that 62½ per cent of the population are aged between 18 and 60.

Subsidiary

Two-thirds of the village development land is now owned by Bar Hill Developments, a subsidiary of Trafalgar Investments, of Woking, who took over the new village scheme from the original developers, Holland, Hannen and Cubitts, of London.

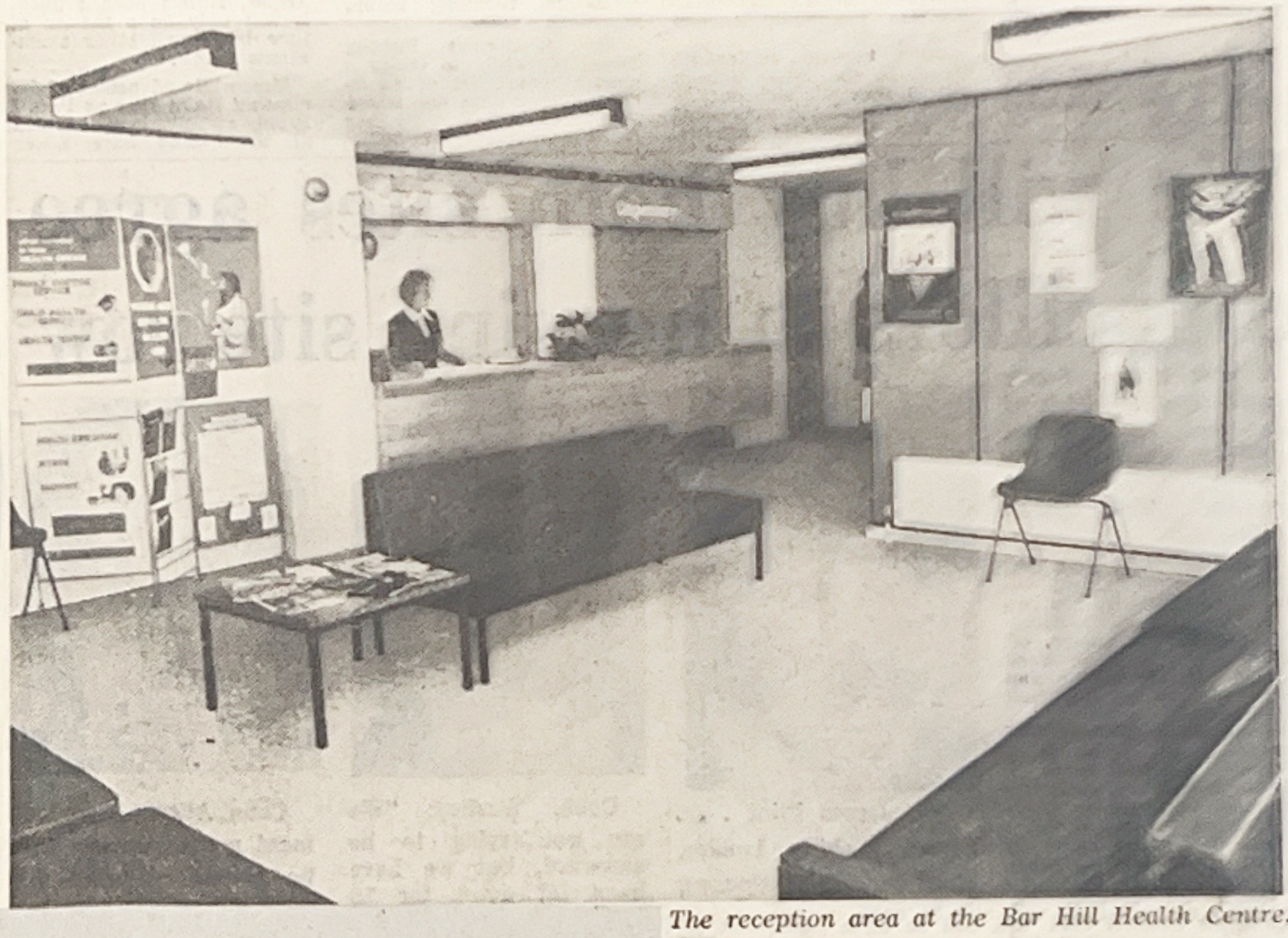
They sold the two areas of land concerned to Nunns who were also concerned with a Birmingham finance company, Debden Finance, in developing the sites.

Bar Hill Developments are proposing to build further housing, warehousing and light industrial buildings at Bar Hill shortly and have prepared a scheme which is shortly to be submitted to the South Cambridgeshire District Council for starting later this year.

The clerk to Bar Hill Parish Council, Mr. Pettit said he was not surprised at what had happened because the council had been aware for some time of the difficulties being experienced by the Ipswich firm.

"It is a matter of considerable concern to the village," he commented. "The overall picture is still largely incomplete and there will clearly have to be some discussion about what should be done. But for the time being the issue rests very much with the creditors and their decisions on what to do."

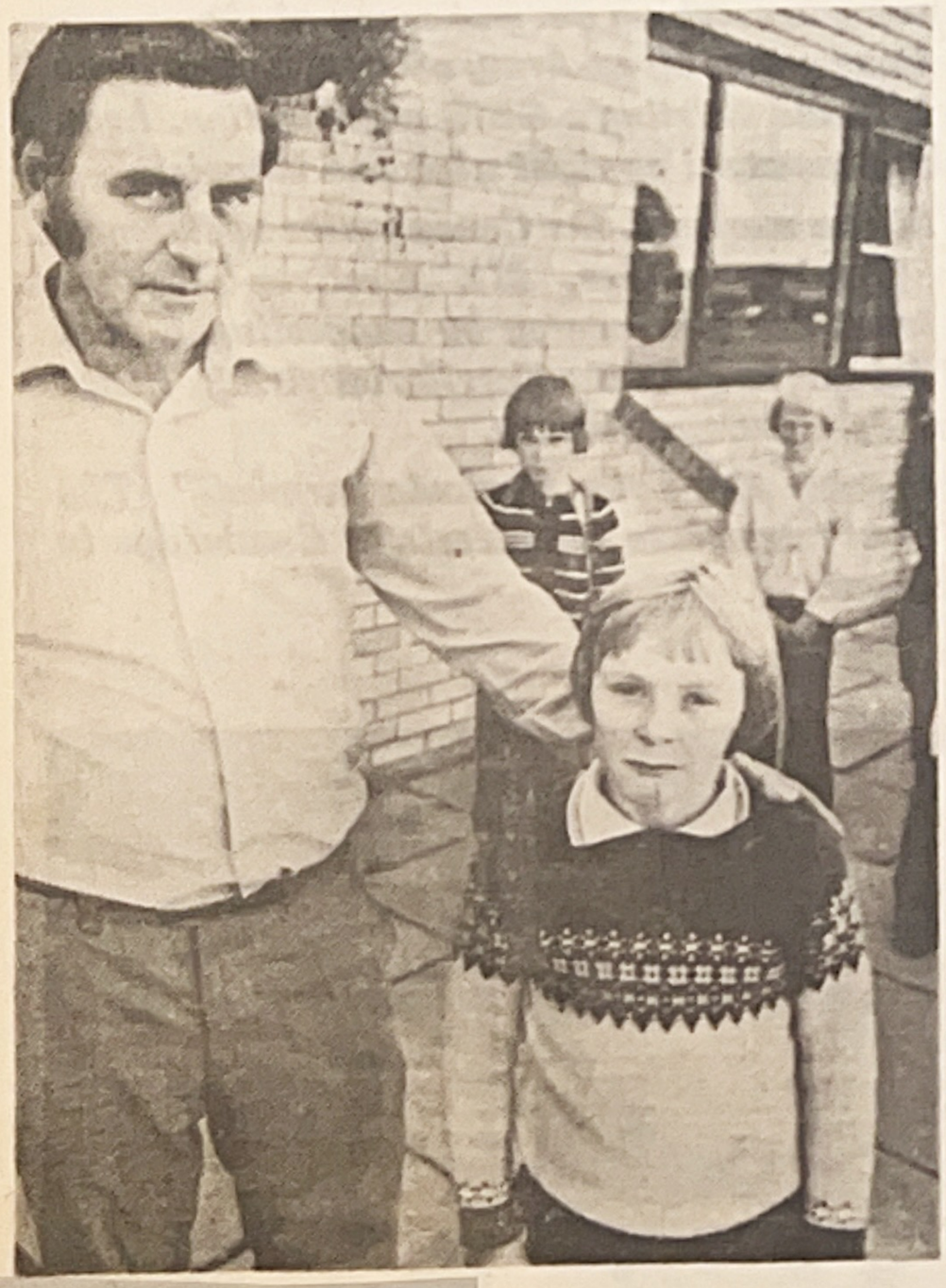
The Bar Hill Health Centre. 'Such centres are merely buildings judged by the level of services we choose to house within them', says Dr. Harris.



The reception area at the Bar Hill Health Centre.

13-9-74

Mixed gym class change in same room says father



Mr. John Perry and his son Andrew.

Children of different sexes are being made to change for gym in the same room at Bar Hill Primary School, a parent claimed yesterday.

He also criticised the headmaster, Mr. William Norton, for answering his complaint with the reply that "this sort of thing is normal nowadays—things have changed since you were at school."

The parent, Mr. John Perry, licensee of The Fox public house at Bar Hill, has a son Andrew, aged nine, at the school.

"It's high time the silent majority started kicking against things like this," said Mr. Perry. "The system's all wrong.

"Why should we always accept what authority says without a kick? I try to be decent in life. It's not a case of being fuddy-duddy. Why shouldn't the kids have a bit of privacy?"

Embarrassed

His wife, Gladys, claimed that the headmaster was just sweeping the whole matter under the carpet.

"Despite the constant publicity about gym-slip wives, here is a school putting it in front of them at the age of nine," said Mrs. Perry.

Andrew was not alone in being embarrassed by the girls' whistling and teasing, she added. Now he and some of his class-mates were wearing long trousers to school only on the days there was no PE class. On the other days they wore shorts so they did not have to get changed and have the colour of their underpants whispered round the school.

She added that the problem had not arisen before. Last year the children were allowed to change in the toilets or cloakrooms.

Andrew said: "The girls keep moving the chairs and making a good clear line. It goes round the school what colour pants we wear. They're just stupid. We feel embarrassed about it."

Cupboards

A fellow-pupil, Colin Harris, aged eight, of 11 Gladeside, Bar Hill, said: "We've asked to change in the cloakrooms or in the cupboards, but they won't let us."

Mr. Norton, the headmaster, declined to comment on the matter, except to say he had received no complaints beyond those of Mr. Perry.

The principal education officer for primary and special services, Mr. Brian Oakley-Smith, said: "This is entirely a matter for the head and parents to decide on."

Golf

Nearly 100 wait to tee off at Bar Hill

By BRYAN POTTER

Eighty people have already booked full £50 annual tickets for the rapidly developing Cambridgeshire Hotel golf course at Bar Hill. Another 16 have made £30 midweek bookings — and there are still four months to go before the course is ready for play.

It indicates a healthy initial interest in the £200,000 layout which carries a 6,734 yardage and a par of 72.

Indeed, there seems little doubt that the full allocation of 100 in each class will be taken up before the September opening.

And it has been a question of "blind buying," for none of the early takers can have much idea of what is in store for them when they start the action in the autumn.

Among local club golfers there has been a quiet curiosity about the Bar Hill course, which has emerged on the Cambridgeshire scene with the no-expense-spared backing of the powerful Cunard Trafalgar Hotels company.

Its size, fully automatic 20,000 watering system from tee to green, and attachment to the squash, swimming, and tennis hotel complex, have caught the imagination of many.

But will it measure up to expectations? I accompanied hotel sports manager and former Redhill club professional Geoff Huggett while he knocked a ball round the full 18-holes for the first time this week, and decided that most players out of the single-figure bracket are going to find it tough going.

But it is a fair, well-balanced track that will give the firmly-struck shot just reward.

The tees are so long they resemble the flight deck of an aircraft carrier, so there should be no complaints about wear and tear.

They direct you towards greens that encourage the attacking shot for they are designed with little trouble at the back and the average target area is an accommodating 650 square yards.

Bunkers are gaping in size and probably most troublesome from the tee. In fact the opening shot for most of the holes demands careful thought for slight dog-legging is a characteristic and an open ditch comes into play on some.

The first three holes take you alongside the busy A604 and the passing traffic could prove an intrusion on that leisurely Sunday morning fourball.

But relief is found as the track turns at right-angles alongside the minor Dry Drayton road and into the central area.

Gently undulating land and the prevailing crosswind add to the interest as progress is made towards a demanding last five holes.

On the high ground near the planned housing development the wind becomes a problem, which is not eased by a teasing, blind and sharply dog-legged 16th played downhill.

Wayward

The view to the green from the 18th tee will make the medal player realise he has still got it all to do. It is straight, but strategically placed bunkers, trees and a large lake are so ready to catch the wayward shot.

The tees and greens, having had plenty of water, are progressing well, but the rock-hard, often cracked fairways are evidence of the dry winter and their maturity has been further delayed by a fault in the sprinklers.

While the management are confident that course will be playable by September, they will be happier when the natural moisture of another winter has produced the finishing touches by next spring.

Huggett's verdict: "Generally you've got to hit it right from the tee. The course can be tight for these shots but the approaches are not too bad and the greens will hold nicely."

● GEOFF HUGGETT . . . hit it right from the tee.

THE BAR HILL COURSE

Hole	Metres	Yards	Par	Hole	Metres	Yards	Par
1	334	365	4	10	403	441	4
2	477	521	5	11	347	380	4
3	386	422	4	12	399	436	4
4	330	361	4	13	219	240	3
5	133	146	3	14	440	481	5
6	344	376	4	15	145	158	3
7	462	505	5	16	407	445	4
8	172	188	3	17	341	373	4
9	352	385	4	18	469	511	5
	2990	3269	36		3170	3465	36

Total: 6160 Metres 6734 Yards S.S.S. 72 Par 72

BRYAN POTTER visits Bar Hill to report the progress on the building of Cambridgeshire's newest golf course

Bar Hill —soon in full swing

The 18-hole championship sized golf course attached to the Cambridgeshire Hotel at Bar Hill is nearing completion and is expected to be ready for play in September.

Once the course is available the £1 million-plus hotel and sports complex at Bar Hill will be in full swing

And the companies behind the development, Cunard Trafalgar Hotels Ltd and Bar Hill Developments, will then start looking for a return from their investment.

The 100-bedroom hotel and its squash, tennis and swimming facilities are already available to the local public and activity on and around the three squash courts in particular is beginning to hum.

But clearly the whole project is golf orientated. The appointment of British Ryder Cup star Brian Huggett as tournament pro, the signing of his brother, Geoff, from the Redhill club as sports manager and the spare-no-cost attitude towards the development of the £200,000 course all point to the fact that golf is the key word at Bar Hill.

Indifferent

The course is said to be the first in the country to boast fairway watering with springlers at every 70 feet from tee to green.

This cost around £30,000 and was thought to be necessary on what is considered locally to be indifferent growing land. Around 80 miles of piping has been used in a scheme which, it is hoped, will bring a speedy maturity to the layout.

The landscaping job cost around £10,000 and called for 35,000 shrubs and 1,200 trees to be planted.

At the end of it all, the company hope they will own a golf course that will be both demanding and attractive to players of all levels.

It will be 6,734 yards long with a par and standard scratch score of 72. There are three par-five holes of over 500 yards and one of 481 yards, four short holes and ten par fours, four of which are over 400 yards.

Six holes

So what is it going to cost the visiting golfer to sample this formidable track? Green fees will cost £2.25 a day from Monday to Friday and £3 a day at weekends and public holidays.

But from January 1 next year, annual season tickets will be available at £50 which will buy unlimited golf. A mid-week annual ticket will cost £30.

To ensure a reasonable level of play, season ticket applicants will be required to produce a club handicap certificate or to play six holes with one of the golf staff to establish ability.

Geoff Huggett says he has already received 56 applications for full tickets and ten for mid-week play. The initial limit will be fixed at 100 for each type.

These tickets do not buy anything other than golf. Other facilities at the hotel carry individual session fees and at the moment only squash is supported by an independently run club.

Although the complex suggests a country-club atmosphere, no such combined membership is at present envisaged. Huggett is keen to let the whole operation settle down on a public pay-as-you-play basis before involving too many club attachments.

● BRIAN HUGGETT . . . tournament pro.

General manager, Martin Harvey, says that 95 per cent of current hotel business comes from businessmen.

"We like to believe that the mid-week business customer will be impressed sufficiently to bring back his family on the occasional weekend to sample the sports facilities," he said.

Package golfing weekends during the winter are also planned.

Dumped Dodge — the bizarre, ghostly guard at Bar Hill's border

The Dodge American car left on the grass at the A604 entrance to Bar Hill just before Christmas seems doomed to the scrap yard. Hooligans have set fire to it and so what was once a gleaming saloon is now a rusty wreck. And villagers are complaining that it is an eyesore.

A police spokesman said: "We are endeavouring to trace the owner. We are exploring every avenue but have been unable to trace him so far."

The spokesman said that if the owner had not been traced after a certain period of time the car would be removed by the parish council.

Mr. Smart

ECUMENICAL OFFICER'S NEW POST AT DRY DRAYTON

The Rev. Richard Smart has been appointed priest-in-charge of Dry Drayton and Anglican minister on the staff at Bar Hill Ecumenical Church.

He will follow the Rev. Hugo de Waal, who left to become Vicar of Blackpool Parish Church in December.

Mr. Smart is at present Officer of Mission for the Diocese of Ely and the Bishop's ecumenical officer. He will continue as ecumenical officer after he takes up his new appointment some time after Easter.

Mr. Smart, who is 51, lives at St. Giles' Vicarage, Huntingdon Road, Cambridge, with his wife Jean, and three children, Janet, 18, Catherine, 15, and David, 12. He has lived in Cambridge since he became Officer of Mission (a position which combines concern for both overseas and home missions) in 1971.

'Wonderful idea'

However, he already knew East Anglia well, as for the eight years before 1971 he was district secretary for East Anglia for the British and Foreign Bible Society, based in Norwich.

Mr. Smart is particularly pleased with his appointment at Bar Hill, as he has been interested in the ecumenical movement for many years.

"I think this church is a wonderful idea, and I am very happy to be involved with it," he said. "It is a great privilege for me to follow Hugo de Waal."

Mr. Smart said that he had seen rapid growth in fellowship between Christians of different denominations in Cambridge over the past few years.

"However, this is something that must not be hurried," he added. "We must respect our different understandings of church order."

Bar Hill house in 'diabolical condition'

A SQUARE DEAL?
THE 'NEWS' INVESTIGATES

By Robert Petty

MR. M. A. NUNN, managing director of J. Nunn and Sons of Ispwich, who are building Bar Hill, is to visit three owner-occupiers as a result of complaints relayed to the company by Square Deal.

He wants to "discuss the matter personally with them in the hope that we will be able to come to an amicable agreement.

Bar Hill is the new village off Huntingdon Road five miles from Cambridge, and over the years has not been without its problems.

Recently three families came to Square Deal with their complaints—Mr. and Mrs. Geoffrey Moule, of 92 Pheasant Rise, and Mr. and Mrs. Andrew Henderson, of No. 91 and Mrs. Laurence Irvine, of No. 107.

The Moules complain that the completion date for the house was postponed several times from September 1973 until early December, necessitating many journeys between Cambridge and the former home in Dunfermline and expensive furniture storage.

They say the outside pavement and woodwork are still incomplete, walls and ceilings are badly finished; the kitchen sink had to be removed because it was dangerously near the cooker; the back gate had to be moved to let the pram in and out; there are wide gaps under doors; a draught excluder was needed all round the windows, which then meant condensation had to be cured.

"We are having to pay a heavy mortgage on a house which is in a diabolical condition," Mrs. Moule said. "For instance, we have been sleeping on a mattress on the floor for a month while awaiting for repairs to the bedroom.

"We have had a lot done, but had to fight for everything."

Mr. Moule lifted the lounge carpet. There were large wet patches on the underside of bitumen paper laid between the carpet and the tiles. There had been a moderate rainfall two days earlier.

Pheasant Rise in Bar Hill.

The Hendersons complain there is a wide gap between the front door frame and the brickwork; large puddle at the door entrance; the kitchen door had had to be rehung and several walls replastered; the sink was in same dangerous position as next door's; workman cut out a big bump in the ceiling over the bath but left an ugly gap for weeks.

Nunn's sales manager, Mr. I. A. McColl, after a discussion with the Hendersons gave them a list of about 25 jobs still to be done, including: "Make good holes in ceiling, make good hole in wall, fit staircase handrail, replace burnt floorboard (burnt by workman). A few of the jobs have been done.

Mrs. Irvine says: "Our house needs a lot done and we have been in six months. The condition of the estate roads and the lack of street lighting are a disgrace. Apparently the council will not do the lighting until the roads are completed by the builders."

Mr. Nunn said in his letter: "While I agree that considerable inconvenience was caused to some of our purchasers due to delayed occupation dates this situation was, in fact, out of our control due to labour and material problems at that time.

"I know for a fact that my staff were very conscious of Mr. and Mrs. Moules' travelling problems and made special efforts to complete their property as soon as possible.

"Since there occupation there have been minor problems and this we would not dispute, but we have always done our best to resolve them as quickly as possible."

Mrs. Moule now reports: "We are getting a lot of work done already thanks to Square Deal."

Shoppers need superstore say Bar Hill developers

Residents asked to give their views in questionaire

A superstore at Bar Hill is the only solution to the inadequate shopping facilities, say the village developers, who have sent out a letter asking residents how they feel about having one.

A director of Bar Hill Developments Ltd., Mr. John Mitchell, said: "In our view, the only way we can provide better facilities is to build a superstore of a moderate size.

"But the superstore should be sufficient to attract shoppers not only living in Bar Hill, but from the neighbouring villages and Cambridge itself."

Mr. Mitchell said that each house in Bar Hill had been sent a letter explaining the plan and a questionnaire.

Proposed siting

Residents have been asked to complete the questionnaire and return it to Bar Hill Developments Ltd.

It asks if they agree with the idea of a superstore and that present shopping facilities are inadequate.

The residents are also asked for their views on the proposed siting of the store at the rear of the shopping centre.

Mr. Mitchell said the people of Bar Hill, including the parish council and residents' Association, would be told how the majority felt about the scheme.

"We thought this was the best way of doing things. Perhaps we can have a village get-together when the questionnaires are returned," he said.

In the letter to residents, he says: "We are very much aware of the inadequacy of the existing shopping facilities and, while every effort has been made and will continue to be made to find tenants for the vacant units, we have found the demand very disappointing."

Several of the shopping units in the Mall are empty.

Office block

The proposal was to build the store on vacant land behind the existing shops with a large car park adjoining the industrial area.

"Next to the car park would be a petrol station offering servicing facilities and motor accessories," said Mr. Mitchell.

He pointed out that they were also planning to build an office block adjoining the shops in a position which would obscure the service yards of existing shops from the view of neighbouring houses.

"The provision of such commercial development is in line with the original conception that Bar Hill should provide opportunities for local employment," he added.

Attractive area

The original outline consent for the development of Bar Hill included permission for offices and additional shopping in the central area.

Said Mr. Mitchell: "We have now submitted an application for approval of the plan we are proposing, to determine the form the development should take."

It would be a step towards providing an attractive area to live, work, play and shop.

One of the main things holding them up was the delay on the proposed Bar Hill fly-over, over the A604.

"This is one of the most dangerous junctions I have ever come across," he said.

By-pass scheme

The superstore could not go ahead until the fly-over is completed, and Bar Hill Developments have offered to pay a large sum towards its cost.

A spokesman at the Shire Hall, Cambridge, said the fly-over was part of the city by-pass scheme, and they were waiting to hear from the Department of the Environment about it.

The chairman of Bar Hill parish council, Mr. Christopher Lakin, said he preferred not to comment on the superstore plan yet.

"The parish council will be very interested to see the result of the survey and we will be looking carefully at the proposals," he said.

Earlier this year, the people of Bar Hill had strongly objected to the superstore scheme.

Mr. Lakin said the parish council had not had time yet to consider the latest proposals.

Village atmosphere

The chairman of the Bar Hill residents' association committee, Mr. Ron Page, said the association also did not want to comment until their newsletter came out later this week.

"Personally, I think it will destroy the village atmosphere," he added.

A model of the plan is on show at the information office in the village.

● In June last year the owner of a chain of discount stores in the East Midlands, Mr. Frank Brierley, announced his interest in opening a big "drive-up" shop in Bar Hill. But his scheme was later withdrawn.

County want curbs on city area projects

The move to build a superstore at Bar Hill is made against a background of Cambridgeshire planners' resistance to similar projects in or near Cambridge.

In May the Government overruled the city planners and gave Sainsbury's the go-ahead to build a large supermarket and shopping complex in Cambridge.

Cambridgeshire planners officially admitted they had been embarrassed by this decision.

They say they are trying to protect traders' interests and safeguard the city council's Burleigh Street shopping project by banning the building of any more supermarkets in Cambridge.

It was announced earlier this year that Tesco also want to build a hypermarket on the outskirts of the city.

The application for a large building and car park for up to 1,000 cars on land adjoining the railway line at Milton Road was submitted and is being discussed.

Sainsbury's have permission to go-ahead with a supermarket and four shops with a total of 40,000 sq. ft., together with a petrol filling station and parking for 355 cars on what used to be a pre-cast concrete factory site at Brooks Road-Coldham's Lane corner.

A 60,000 sq. ft. store planned for Kentford, Newmarket, was turned down recently by West Suffolk Planning Committee.

64-bed motel at Bar Hill

ANOTHER 36 BEDROOMS ARE PLANNED

A 64-bedroom motel, which may be enlarged to include 100 rooms, is being built near the site of the proposed golf course at Bar Hill.

The builders, J. Nunn and Sons (Ipswich), are preparing details of the extensions with their architects and engineers. The motel will be part of a proposed leisure centre which may include facilities for swimming, tennis, squash and other activities.

Planning approval for the golf course has been granted and work may start this summer, said a director of the firm, Mr. Kenneth Nunn.

Normal way

He added that the motel should be open by March, 1973.

Permission for the 64-bedroom motel was given by the county planners about a year ago. It is understood that applications to amend the current "Master Plan" for the village will be made soon to include the proposed extensions.

The Clerk of Chesterton Rural Council, Mr. James Flint, said his council had approved the original scheme in the normal way.

He said: "I think the feeling is that the scheme is very desirable. The provision of any hotel accommodation in the area is to be welcomed. If we can get recreational amenities as well, so much the better."

The golf course may cover more than 100 acres and is designed to 18-hole championship standards.

The Welsh Ryder Cup golf star, Brian Huggett, has been appointed as playing professional for the golf centre. He said: "This is an exciting idea on the lines of the best Continental and American multi-purpose centres and opens up a whole new concept in leisure activities."

The new motel will bring some relief to the chronic hotel shortage in Cambridge.

Plans to build new hotels and extend existing ones in the city have been thwarted and delayed over recent years.

The long-running saga of the proposed £2 million 200-room hotel for Huntingdon Road, put forward by the De Vere group, has now reached the sage where a second public inquiry is planned.

Workmen busy on the motel foundations.

The Garden House and the Gonville Hotel have extensions in progress, but they represent fewer than 80 extra bedrooms.

Plans for a Trust House hotel at Trumpington—first for 116 bedrooms, later cut to 60—were considerably delayed because of disagreement over the design, but the latest proposals have the initial blessing of the city planners.

A scheme for a 120-bedroom hotel at Girton was condemned by the parish council. On the distant horizon are further plans for more rooms at the Garden House, where £1 million is being spent on extensions over seven years.

Oct. 7, 1972

Britain's first purpose-built Interdenominational Church Centre was opened at Bar Hill on Saturday by the Dean of Ely, the Very Rev. Michael Carey when 200 people crammed into the new hall to hear the special service of dedication.

The Bishop of Ely, the Rt. Rev. Edward Roberts, presided over a communion service and the Principal of Westminster College, Cambridge, the Rev. Alan MacLeod, Moderator of the Presbyterian Church of England preached the sermon.

The dedication began when Bar Hill's oldest resident, Mrs. Stella Burry, who moved to the new village in March 1967, formally invited the Dean to open the building.

She handed him the key of the main hall and, to the accompaniment of the hymn 'All people on earth do dwell', he led a procession into the Centre.

Work began ten months ago on the Centre, which will be shared by six different denominations, including the Society of Friends.

Builders

"At that time we barely had enough money to pay for the carpets," the Rector of Dry Drayton, the Rev. Hugo De Waal, and one of the leading figures behind the Centre said.

"But we told the builders to get on with it, put up an appeal board almost as an act of faith and now, 10 months later, we have the money and the building is complete."

At a party held in the primary school after the service, the Bar Hill residents were praised for their part in raising the money to build the Centre.

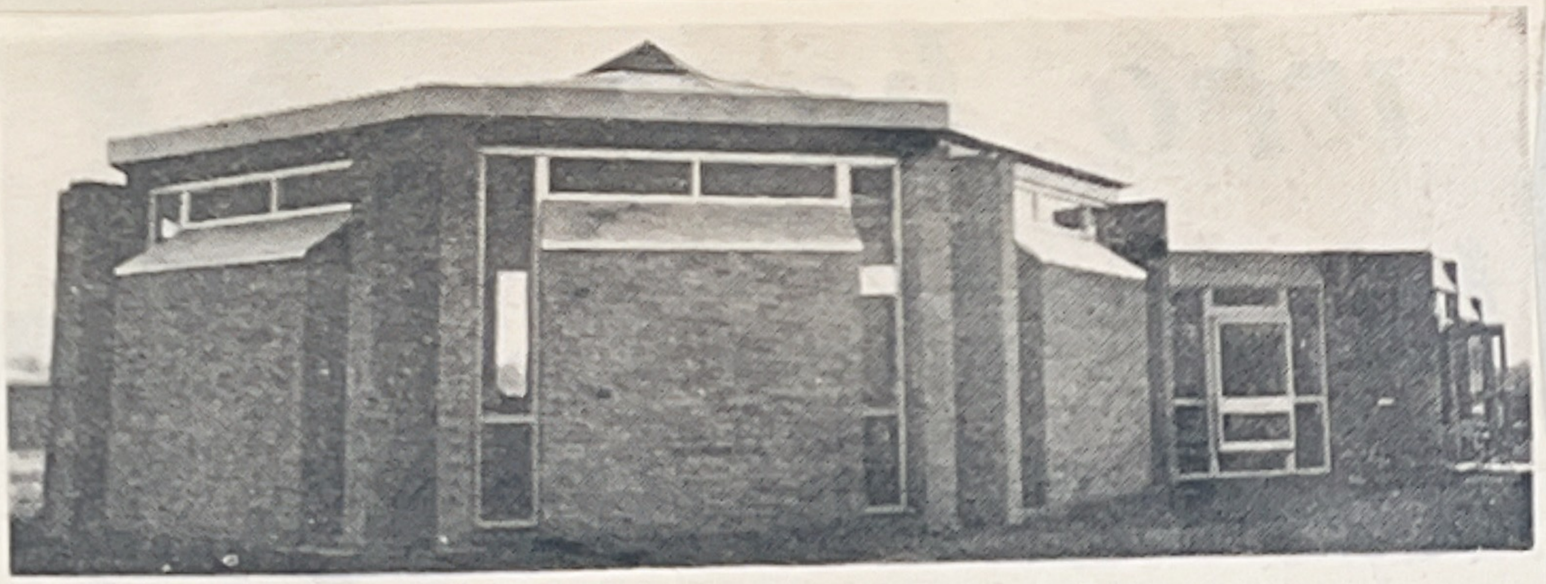
Mixed

A highlight of the party was a cake cutting ceremony by the former Free Church Minister at Bar Hill, the Rev. Bill King. He broke his two-year retirement at Trumpington to be present at the opening ceremony.

The Dea nof Ely said that it would have been a tragedy if the mixed Church Centre had not been built at Bar Hill.

"But it could not have happened without the help of local community leaders," he said. "This is a wonderful new experiment in Church unity, which in this new community, has every chance of success. But this is just the beginning, not by any means the end of our work here."

The Centre got off to a flying start last night with an interdenominational Harvest Thanksgiving service followed by a Harvest Supper attended by representatives from all the participating churches.



Bar Hill's new Interdenominational Church Centre.

Church unity gets a boost in a village's act of faith

By Michael Woods

The people of Bar Hill were never too choosey about where they said their prayers. Just so long as it had a roof, any building was good enough.

During the past five years there have been services in private houses, in a contractors' hut on a muddy building site and in the half-finished shopping arcade.

But whether it was Holy Communion by the supermarket or Evensong in the living room there was always the hope that one day Bar Hill would have its own church.

Sometimes it seemed as though the villagers were hoping in vain.

Bar Hill, which was conceived in the early 1960's as an entirely new village about five miles outside Cambridge, had more than its fair share of growing pains.

Planning

During the early days it often looked like a smattering of houses in a muddy field, and the newcomers trickled in at a snail's pace. It was only when the pioneers had suffered the worst of the hardships that the present-day population explosion began.

But through all the hard times a handful of villagers and clergymen were planning for their own church.

It was to be a church for all men and all religions. The inspiration came from a conference of the British Council of Churches in 1964 which called for "visible unity" among the main denominations in Britain by 1980.

But it was essentially the Cambridge churches who decided to bury past differences and work together at Bar Hill.

Appeal

The invitation to share a church in the village was taken up by the Baptist, Congregational and Methodist churches, the Presbyterian Church of England, the Church of England and the Society of Friends. There was also support from the Free Church of Trumpington.

But it was obvious from the start that it would be a hard job. When the appeal was first launched, Bar Hill was still alarmingly small and it was obvious that help from outside would be essential.

But the Rev. Hugo de Waal, Rector of Dry Drayton and the minister who has seen Bar Hill grow from nothing, never gave up. And this week-end there was a last-minute scramble by 40 amateur painters and decorators to get the £26,000 building ready.

Work on the centre began ten months ago.

"At the time we barely had enough money to pay for the carpets." said Mr. De Waal.

The residents of Bar Hill raised more than £6,000 themselves for the appeal, although donations have been received from as far away as South Africa, the United States and Canada.

Mr. Christopher Lakin, former chairman of the appeal committee, described the results as remarkable. "I predicted that Bar Hill would raise at the very most no more than £1,000. Nothing like this much. We are still a very small community so it's particularly gratifying to be able to raise such a substantial sum."

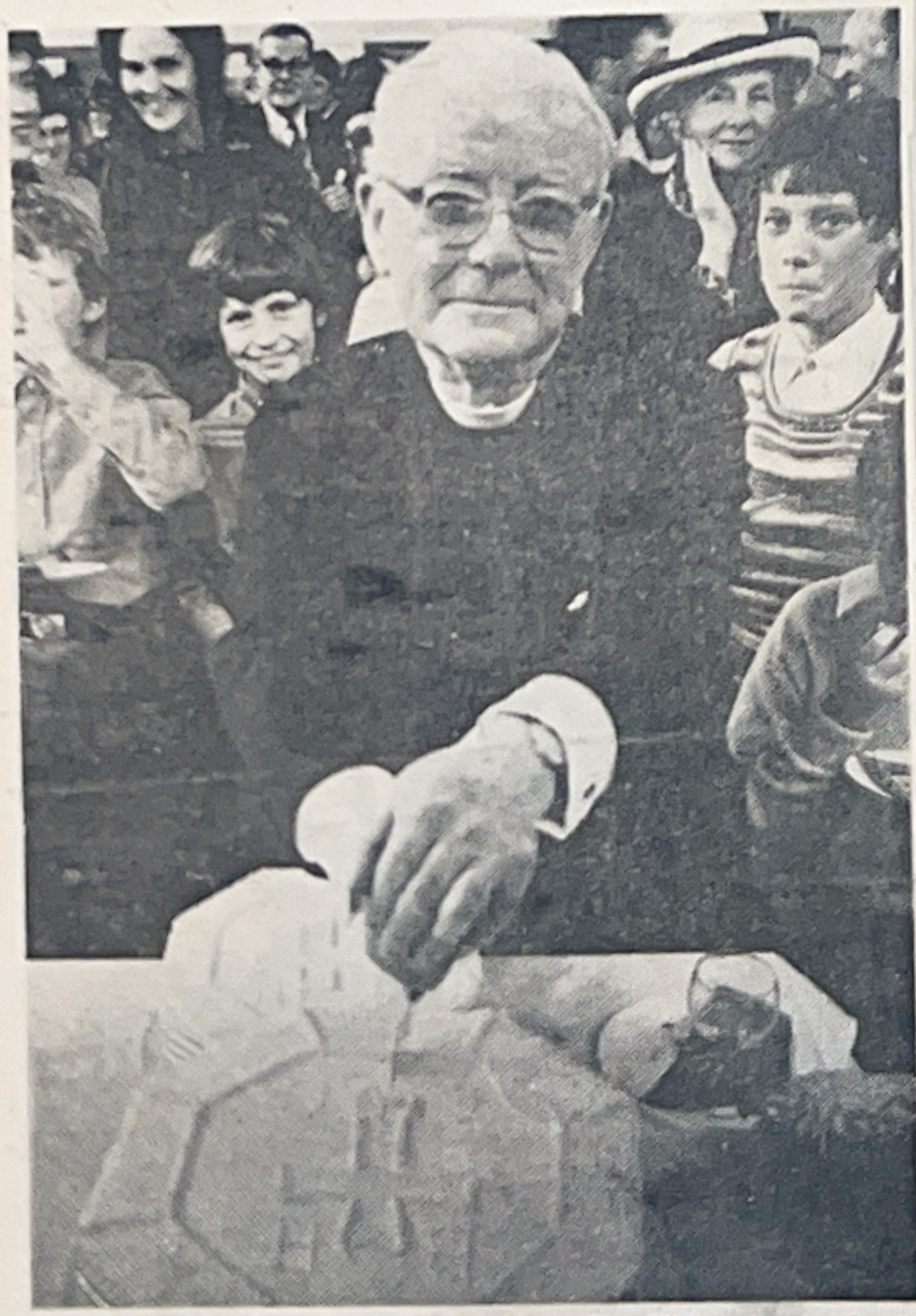
Apart from regular services the centre will be used by the Bar Hill community as a social centre. A pre-school play group has already begun using it on five mornings a week and there are plans for a youth club, a womens' afternoon yoga and art classes in the building.

The Churches are co-operating in the venture. They will own the centre jointly through a new company called Shared Churches (Ely) Ltd., whose board of directors will include representatives from each of the churches.

Experiment

The Bar Hill experiment began in 1965 in response to a national appeal from the British Council of Churches for Church Unity.

For a time mixed services were held in the Bar Hill primary school as well as in the middle of the shopping precinct. One service was even held last year in the contractor's hut on the building site.



The Rev. Bill King, former minister at Bar Hill, cuts a cake to commemorate the opening of the church centre.

Death of woman spurs village to tame killer road

Bar Hill villagers are determined to reduce the dangers of the A604—the road where a woman pedestrian was killed Saturday. And on Friday evening they will discuss how to solve its dangers at an open meeting.

The woman, Mrs. Charlotte McKenzie, a 64-year-old Londoner, died in hospital after she was involved in an accident with a car on the road near the village.

One of the organisers of the meeting, Mr. James Miller, of 14 Acorn Avenue, Bar Hill, said last night that the accident had aroused anger in the village.

He thought a short-term solution for the road was to introduce a 50 m.p.h. speed limit and make all buses stopping on the road near the village come into Bar Hill.

Earlier, Mr. Miller heard members of Bar Hill Parish Council support an application by Whippet Coaches to extend their bus services in and out of the village.

Bus plans

At present Whippet run two services in and out of the village each Saturday, while Eastern Counties Bus Company run a similar twice-daily service on Wednesdays and Fridays.

Whippet's new plan is for three of their St. Ives-to-Cambridge buses to call at the village each weekday, with a further four calling on Saturday.

Four Cambridge-to-St. Ives buses would also call each weekday, and four on Saturday. There would be no Sunday service.

The chairman of the parish council, Mr. Chris Lakin, said the only long-term solution to the road problem was to construct a fly-over for Bar Hill traffic to join the A604.

Fly-over

Such a fly-over had already been agreed on, he said, between Bar Hill Development and the county council. But it was being delayed by the Cambridge by-pass inquiry which involved the A604.

He said: "All our thinking must be geared to getting pedestrians off the A604, which is why we need the fly-over and why we are pressing all the time to get buses into the village, so that people don't have to cross the road to catch a bus."

After the meeting was thrown open to the public, the secretary of Bar Hill Residents' Association, Mr. Kevin Read-Jones, said his association wanted to raise a petition in support of the plan to bring in more buses. He urged members of the council to sign.

The Bar Hill junction where the fatal accident occurred.

Council support Bar Hill petrol station plan

An application for outline planning permission to build a petrol station at Bar Hill last night won the support of the parish council.

The application is being made by Bar Hill Development, who want to construct the station on the village's perimeter road.

The parish council heard that a former plan was to build the station by the village's pub, the Fox. They welcomed the new site.

But the chairman, Mr. Chris Lakin, warned: "We want to look at it pretty carefully when the details come in."

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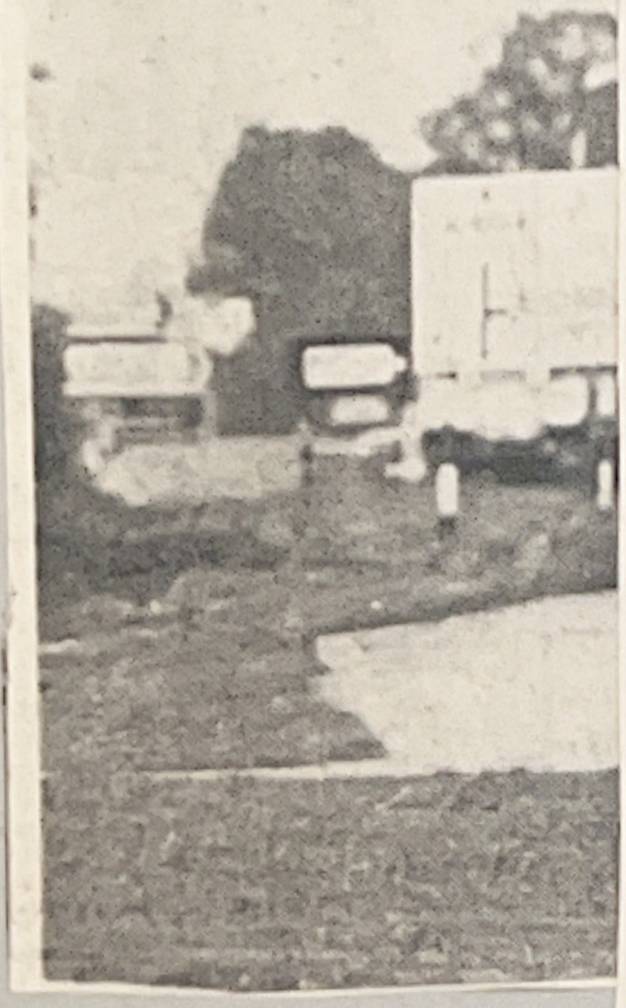
CAM



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22-6-72

Road safety campaign launched at Bar Hill

Bar Hill villagers last night launched a campaign to slow down traffic on the A604 where a woman was killed last weekend.

And as one of the priorities aimed at improving road safety at the Bar Hill junction, the residents called for all bus services to the village to be turned off the main road.

At present the villagers have to cross the A604 to catch buses into Cambridge at the stop where two years ago a number of people were injured when a car accidentally left the road.

The road safety campaign was inaugurated at a public meeting in the village last night when it was agreed to seek the help of the Cambridgeshire M.P., Mr. Francis Pym, Cambridgeshire and the Isle of Ely County Council and Chesterton Rural Council.

The chairman of the meeting, Mr. O. Palmann, told the 73 villagers who attended that on present figures, there could be up to eight road deaths a year involving Bar Hill people as the population of the village increased. In the long term, the complete solution was a fly-over.

Mr. Palmann said in the "medium term" a temporary footbridge could help the situation but what was needed, Mr. Palmann continued, was something in the immediate future. He proposed that the village should seek a 50 m.p.h. limit on the A604 from the St. Ives Round-about to Cambridge; unbroken white lines in the centre of the road in the vicinity of the village turn-off; and an extension of all bus services into the village.

Mr. Richard Pollard said at the meeting that while unbroken white lines might discourage fast overtaking, they would be difficult to enforce. It would be a far better solution to press for islands in the road.

One of the organisers of the meeting, Mr. James Miller, said that when islands had been proposed on a previous occasion, they had been ruled out by the highway authorities on the grounds that they would create rather than diminish danger.

Amazed

A former Swavesey vicar, the Rev. H. J. Scott, now living at Bar Hill, said that he had been amazed on a number of occasions to be overtaken as he was preparing to turn right into Bar Hill from the A604. Speed, he thought, was one of the main causes of accidents at that point.

The meeting agreed to place a two-week time limit on their approaches to both Mr. Pym and the county council. In addition to Mr. Palmann's suggestions for improvements they also agreed to put forward the ideas of erecting traffic lights at the junction and erecting clearer signposts on the A604 to indicate the Bar Hill road.

Mr. Palmann undertook to supervise the collection of signatures from as many residents as possible in support of the moves.

● A former vicar of Swavesey, the Rev. H. J. Scott, told Bar Hill residents last night that he nearly lost his life every time he went in to Cambridge Crematorium.

Then, noticing the obvious amusement his remark had caused, Mr. Scott explained: "I have had to drive in there almost every week and the traffic makes turning off the A604 very hazardous."

But the meeting agreed not to concern itself with safety at the crematorium. The chairman, Mr. O. Palmann, commented: "I have no doubt that there are many junctions on this road which are dangerous. But it is to us to look first of all after our problems."

The Rev. W. H. King lays the foundation stone at thes ite of the new church centre at Bar Hill.

Service cements Bar Hill unity

The former Free Church minister of Bar Hill, the Rev. W. H. King, returned to the village yesterday to lay the foundation stone of the new church centre with which he was closely associated until his retirement.

The centre is the focal point of interdenominational activity in the new village. The Church of England and Free Church clergy and congregations have been involved in the proect from the start.

Mr. King, now aged 80, was Free Church minister of Bar Hill until he retired last year.

Play group

After yesterday's ceremony, Mr. King told the "News": "My last job before I retired was working for this ecumenical scheme, and I am pleased to see the progress that is being made."

The centre, which should be in use next autumn, involves a total cost of about £26,000. Most of this has already been raised by public appeal and church contributions.

The building contains three main areas for use chiefly as a section for worship, a social area, and a room for children's activities, such as a pre-school play group.

A fourth section will be reserved as a private chapel.

The centre was designed by three members of the Bar Hill congregation, Mr. John Pook, Mr. Gerald Smith and Mr. Michael Duce.

Yesterday's service was conducted by the Rector, the Rev. Hugo de Waal, and the Rev. Donald McIlhagga, Free Church minister. The blessing was given by the Ven. John Long, Archdeacon of Ely.

1972

BAR HILL INDUSTRY

Telephone Exchange being built. Will be self manned.

		Employees	B.H.
1.	Cambridge Consultants	49	5
2.	Scanthread International	10	8
3.	Skinners Print Finishers	8	2
4.	Scanning (precision)	3	0
5.	Greenshield Stamps	1	0
6.	C.B. Tools	12	2
7.	Viking House (Intervet)		
8.	Direct Mail Consultants	5	0
9.	Ciba Bonded Structures		
		88	17

STATISTICS ON BAR HILL

as at November 1971

compiled by MRS. K. McILAHAGGA

POPULATION At present 900 — By 1977 5,000

HOUSES Occupied 300 (18 are Council owned) — Being Built 1,300

SHOPS
Supermarket "Key Markets" has a monopoly
National Westminster Bank (open Mon., Wed. & Thur.)
Hairdresser
Children's clothes and haberdashery
D.I.Y. shop
T.V. and other electrical goods
Newsagent and Post Office

OTHER BUILDINGS
Telephone Exchange
"The Fox" Public House

INDUSTRY
Industrial units occupied 8

EDUCATION & WELFARE
Child Welfare Clinic at school monthly
Pre-School Playgroup
Bar Hill Infant & Junior School 150 children
Number of secondary school aged children 50
Number attending Swavesey Village College 24

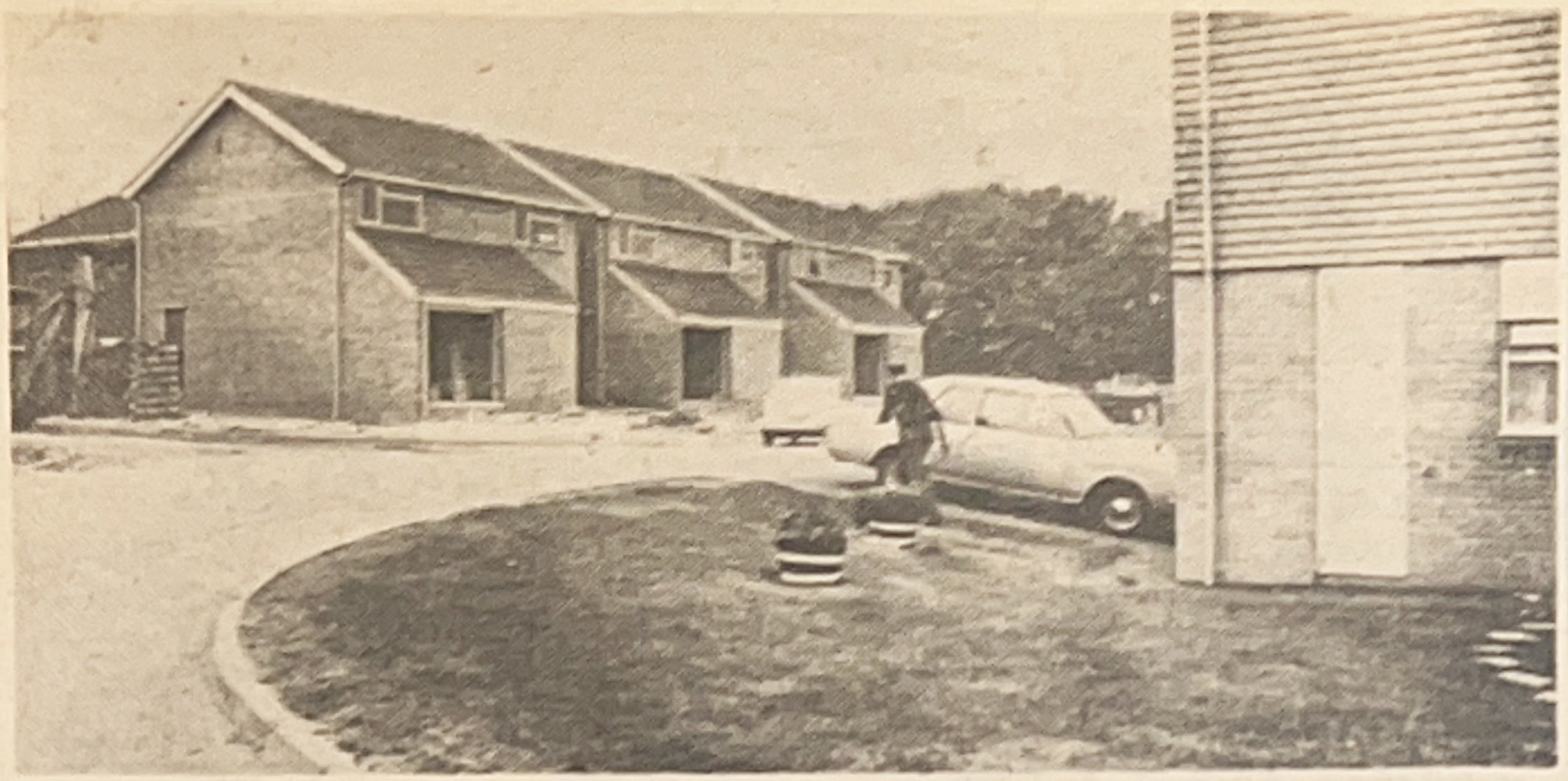
Mobile library calls once a fortnight
County Library branch at school, open weekly.

POLICE
One officer is resident in the village.

PEOPLE & GROUPS
Head Teacher:- Mr. W.H. NORTON
Clergy:- Rev. DONALD McILHAGGA (Free church part-time)
Rev. HUGO DE WAAL (Anglican part-time)
Ecumenical church sponsored by six denominations:-
Anglican, Methodist, Baptist, Presbyterian, Congregational and Society of Friends.

Parish Council: Chairman - Mr. C. LAKIN
Residents Association: Chairman - Mr. J. WILLS
Other Groups:
Horticultural Society
Dramatic Society
Motorist Association
Badminton Club
Singing for Pleasure
Ladies Keep Fit
Womens Institute
Baby Sitting Group
Wives Group
Labour Party
Parent/Teachers Association
Chairman - Mrs. Miller
Secretary - Mrs. Dale
Uniformed Organisations: Brownies
(Cubs and Scouts meet elsewhere than in village)

TRANSPORT
From Huntingdon Road hourly bus to Cambridge.
From shopping centre Wednesday and Friday 10.00 a.m. bus which returns at 12.15 p.m.
On Saturday, two Wimpey coaches operate to and from village.



The new traditional houses, now being built at Bar Hill.

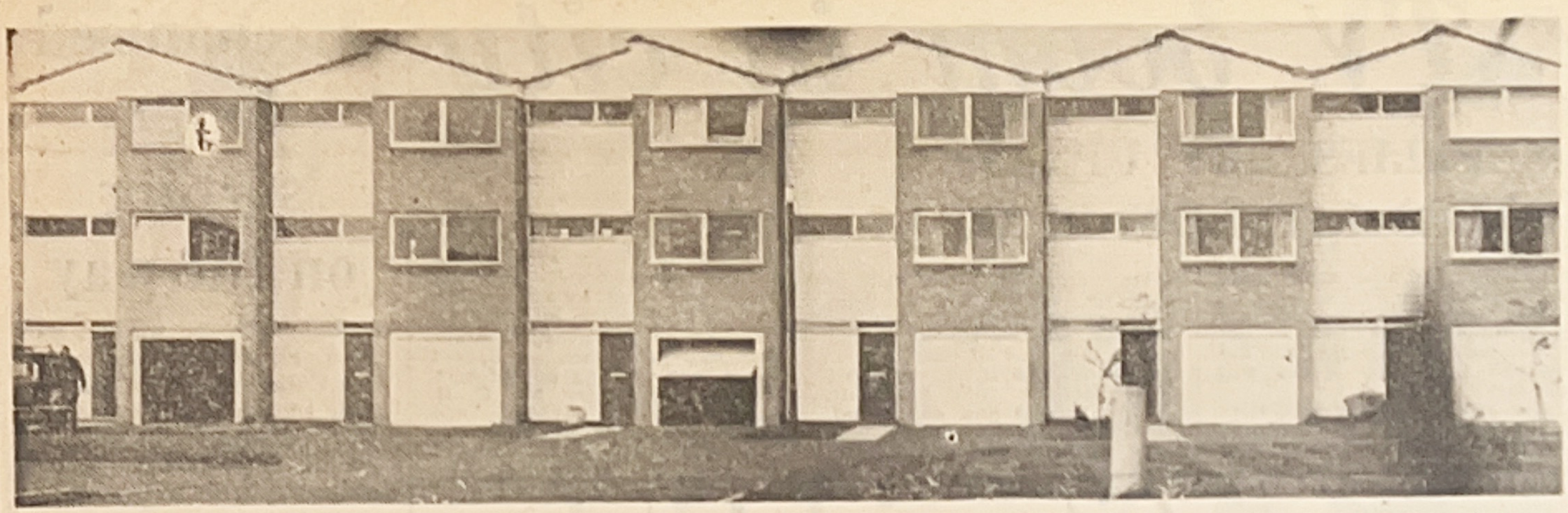
It's a pleasure to look at now says planning chief

When the chairman of the Cambridgeshire County Planning Committee, Coun. Tony Cornell, visited the new village of Bar Hill today he said that there had been "a tremendous improvement" during the last couple of years.

He added: "I came out here with my wife two years ago and quite frankly I was appalled by the standard. Now it's a pleasure to look at."

Coun. Cornell was one of the party touring the 350-acre housing development.

During the visit the first sod of earth on the site of the new £25,000 group church and community centre was turned by the managing director of the Trafalgar House Group, with which the developers are connected, Mr. Victor Matthews.



Houses on the futuristic garden-village settlement. They did not sell as well as was expected.

County's newest village is losing that 'disaster' tag

MICHAEL WOODS finds Bar Hill showing signs of a boom

The new village of Bar Hill — once labelled the "Great Cambridgeshire Disaster" — has leapt ahead since houses were changed to a more commonplace design, it was revealed yesterday.

Between 1967 and fairly recently only about 200 houses were sold on the futuristic garden-village settlement five miles to the north of Cambridge.

But the 350-acre boomerang-shaped site has now been taken over by a new firm of developers, J. Nunn and Sons of Ipswich, who have radically changed the appearance of the houses.

Traditional

Whereas the earlier homes were largely of brick and slate, or brick and woodwork, the latest houses are of the more conventional all-brick style that can be found on most city housing estates.

And for the first time, business at Bar Hill is said to be booming.

The managing director of Nunn's, Mr. Kenneth Nunn, estimated that since the beginning of August he had sold at least 35 houses and he reckons that during the next 12 months he should sell another 175.

He said: "What people want is a nice straightforward traditional house, and that's what we aim to give."

Mr. Nunn was speaking during a visit by more than 30 rural planners, who were on a tour of Bar Hill and the contrasting village-style development of Studlands Park at Newmarket.

At Bar Hill, one of the first things that they saw was the sharp contrast between the old-style housing and the new.

On yesterday's tour were several members of the Cambridgeshire and Isle of Ely County Council Planning Department and visitors were given a talk by the County Planning Officer, Mr. Brian Mellor.

Relatively little was said about the change of developers, but it is well-known that there were long discussions between Nunn's and council officials over the future of Bar Hill.

From the start, early in the 1960s, the Bar Hill concept was a planner's dream. It was billed as the first new village for a 100 years and was to incorporate all the ideals—the village green, shops, a pub, pedestrian precincts and its own industry.

It was to grow to a maximum population of between 4,000 and 5,000 and was to have a fly-over at the junction with the main A604 road.

But things didn't work out as well as was hoped.

There were economic troubles and the houses sold slowly.

Whitehall repeatedly delayed the fly-over. And finally, Cubitts, the developers, backed out.

Bar Hill had a lot of bad publicity and was frequently described as a flop.

But then about 18 months ago, the development was taken over by J. Nunn and Sons, who are a subsidiary of New Ideal Homes who, in turn, belong to the huge Trafalgar House Group.

Silver holder

Yesterday, Mr. Nunn, who smokes cigars in a silver holder and drives a blue Rolls Royce (Reg. No. KCN 1), agreed that at one time Bar Hill had had "a shocking reputation."

But there had been about nine months of negotiations, he said, and now he thought that things were really getting going. There were a lot of people coming up from London to live at Bar Hill as well as from Cambridge and he could see a bright future.

On the surface, the Cambridgeshire planners were also optimistic but for one did admit privately: "I would be less than honest if I said I was proud of what is going up now."

Earlier during the tour, which was arranged by the Town and Country Planning Association, the party saw the far more densely populated development at Studlands, which was designed by the well-known British architect, Ralph Erskine, who lives in Stockholm.

Studlands, which lays great stress on predestrian-car segregation and community life, is being built by Malcolm Sandersons, who belong to the Bovis group.

It was originally destined for London overspill but was taken over when the scheme was abandoned.

The managing director of the developing company, Mr. Anthony Vincent, said yesterday that houses were selling well. He expected to maintain the present rate of more than 100 a year until the 900 maximum ha been reached.

The only difficulty so far ha been in attracting industry, b there had been a number promising inquiries.

The price of houses at Stu lands is relatively low. The now range from £3,895 for two-bedroomed house to £5,3 for four bedrooms. But even moderately-priced house h risen by 600 in less than tw years.

At Bar Hill, where prices from £4,800 to £7,875, the i crease has been even mo spectacular. According to o estimate, semi-detached bun alows have risen by £750 in ni months—or about £20 a wee

Another angle on the futuristic homes.

Reception is great at Bar Hill—with banned aerials

At Bar Hill where outside television aerials are banned, residents are getting good reception with outside aerials. But Chesterton Rural Council may insist the aerials come down.

Some of the offending aerials at Bar Hill.

The village was on a communal system which had trouble from the start. When it rained residents complained that screens went blank and the system took about a day to dry out.

The managing director of the Ipswich firm developing the model village, said the rain was not at fault and nor was his firm.

Admitted

But now the company are asking the Chesterton Rural Council housing committee if they can replace the communal aerial—which receives television and radio broadcasts—with loft aerials.

It is the first time the company have admitted there is something wrong with the system, but the housing committee are not convinced.

They will not agree to the request. They said at their last meeting they were not satisfied loft aerials would give adequate reception and VHF radio facilities would be lost.

Outside aerials were banned by agreement between the development company and the council.

Chesterton Rural Council clerk, Mr. S. J. Flint was surprised to hear television aerials had gone up in Bar Hill.

He said it was a matter for the planning authority. He said the plans committee was concerned about external aerials.

Agreement

He was concerned about the 17 council houses in the village but he said he would like to draw the attention of the company to the outside aerial ban clause in the agreement made with them when the houses were bought.

"I have said that this council expects those terms to be maintained. The official council attitude is that they want a communal system and if it has been taken away they want it back."

Mr. Kenneth Nunn, managing director of the Ipswich firm, today refused to comment other than to say the firm had provided the outside aerials and they had been up several weeks. He would not comment on the clerk's statement that they were breaking their covenant.

Bar Hill gets ready to face spotlight

Workmen are trimming rose bushes in Bar Hill village, which is to come under the spotlight on Thursday with a visit of nearly 40 Press and public relations men.

The settlement — often billed as Britain's first new village for 100 years — has been a target for much criticism since it was first started on the site five miles out of Cambridge in 1965.

But, during the past few months, planning experts have been forecasting quicker growth and a better future.

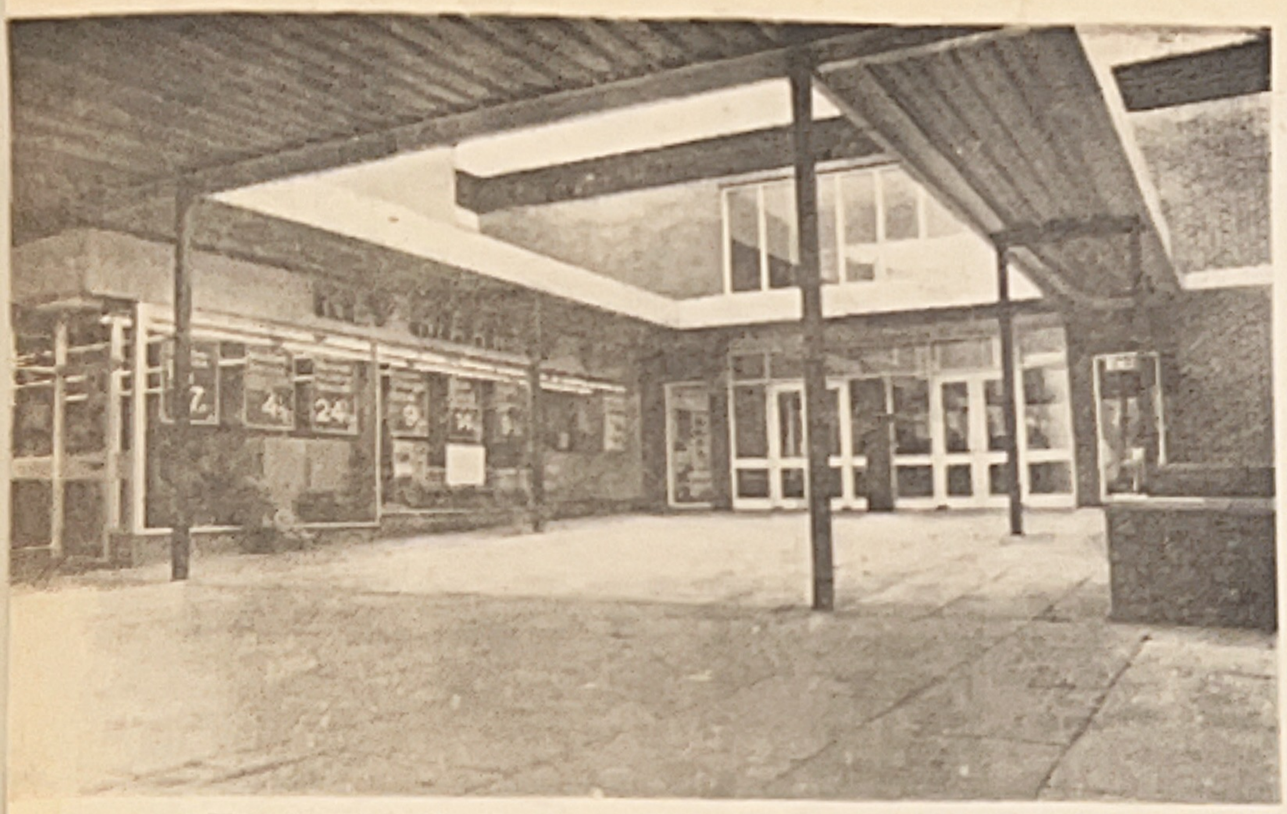
Tidying up

And, during recent weeks, the village has undergone a noticeable facelift. Grass has been cut, trees planted and even border-stones around the island at the entrance have had a coat of white paint.

"Once the houses are built, a lot of tidying up occurs," said a representative of the Trafalgar House Group, to which the developers belong.

"Obviously we shall have the place looking spick and span for the day."

21-9-70



The entrance to the shopping arcade is dominated by a supermarket.

A few of the 151 children now attending the Bar Hill Primary School.

Bar Hill—shanty town to new village community

By MICHAEL WOODS

There were times when Bar Hill seemed little more than a scar on the countryside and a sore point in the estate agents' books. Nothing that a well-aimed bomb wouldn't put right, as someone once said.

In fact, brave new Bar Hill was never the world's most predictable success.

The mere idea of planting a whole new community out among the fields was enough to give most sociologists the jitters. And all around there were pessimists ready to jump on the doom-wagon with predictions of a ghost hamlet within 10 years.

That was back during the early 1960's when Bar Hill was conceived and born. The idea was simple enough—to construct a completely new village about five miles out of Cambridge away from the city traffic, turmoil and noise.

It was to be a planners' dream with segregation of people, factories and traffic. It would have its own school, shops, church and community centre.

The dream

The blueprint was for a 350-acre boomerang shaped settlement rising to an ultimate population of between 4,000 and 5,000.

Many of those living in the village would work for local industry, thus avoiding the sterile, dormitory character of a lot of new housing estates.

Homes were to be reasonably priced at between £3,500 and £6,250 on very long leases with peppercorn ground rent and a £10 annual maintenance charge.

There would be a village green, village get-togethers, village societies and village fetes. In fact, Bar Hill would do in a decade or so what most villages have done with limited success in a thousand or more years.

That was the dream when the first sods of earth were turned in 1965.

Since then, Bar Hill has been kicked, criticised and condemned. It has been described as just another housing estate—even an ugly housing estate—with the disadvantage of being five miles from its mother town.

Magnet

Its growth has been steady, if not slow. It has suffered at the hands of credit squeezes and would-be buyers who have said no thank-you, they don't really want to live in the middle of a construction site.

All in all, Bar Hill has had a painful birth.

But now, for the first time, it may be on the edge of a success which will silence its critics for all time. It has reached the point at which the pioneer population is big enough to look after itself and become a magnet to others wanting a decent place to live.

Today Bar Hill has about 800 people. It has well over 200 occupied houses with families moving in at the rate of two or more a week.

It has five factories, a supermarket, a post office and other shops, a pub and a thriving school.

Rustic

In October, a start is to be made on a non-denominational church. It has a pre-school playgroup, a gardeners' club, a badminton club, a residents' association and a parish council. It even has an annual fete.

It also has its disadvantages.

Despite the rustic sounding street names—Fox Hollow, Oatlands Avenue, Robin Close—Bar Hill is far from pretty. Modern economical housing and prettiness don't usually go hand in hand. It will undoubtedly look better when the landscaping is complete and the trees have grown to a respectable size.

Everywhere there is the clutter of development. Streets tend to come to a full stop in a patch of wild mustard and mounds of freshly dug soil. The potential village green is under knee-high grass.

Daily life is often carried on to the background drone of excavators and building machinery. The shopping arcade is less than half full of shops and echoes to the cheeping of sparrows in the roof.

Children

But the people of Barr Hill have become enthusiastic about their village. They like the place and regard it as a place to live rather than a place to sleep.

The headmaster of the primary school, Mr. William Norton, has been there ever since the school opened three years ago. He started with 29 children and now has 151. The figure is rising at the rate of about 20 to 30 a term and the next phase of the school to take it over the present 200 maximum is already being planned.

He has two children of his own and is devoted to Bar Hill. "It's a very pleasant place to live. I don't think I would live anywhere else from choice.

"It has always been an exciting place to live. There is no established hierarchy here. Everyone is new and everyone helps out."

Grouses

A more recent arrival is Mr. John Perry, the landlord of The Fox public house, which opened for the first time last September.

"As far as I am concerned, it's one of the best places to live. There are the usual grouses, the same as anywhere else, but I'm sure that the majority of people are happy about it.

"Some thing like Bar Hill is a big thing to undertake and credit is due to the developers for going ahead with it."

The Rector of Dry Drayton and Bar Hill, the Rev. Hugo de Waal, has watched the project grow from the early days. He has now been joined by a Free Church minister and although services are still held in the school at present, work is due to begin on the new church early in October.

Together

He considers that the community feeling is one of the features of the village.

"It's possibly partly because when you are thrown together like this, the community either tends to fall apart or you pull together."

His view is supported by Mr. Desmond January, of Douglas L. January and Partners, the Cambridge estate agents dealing with Bar Hill property, who opened one of the village fetes.

He commented: "I was very impressed by the community spirit there.

"This is where something such as this scores over an appendage to an existing village. I think that, directed in the right way, this will make Bar Hill a place to be sought after in years to come."

From a planning point of view the only factor which has so far inhibited the growth of Bar Hill is the economic climate; the rate of demand and construction speed.

But it has been stipulated that the village should not grow beyond a given size before the construction of a flyover at the access to the A604 Cambridge to Huntingdon road.

At present the limit stands at 400 houses but it is always possible that the planning authority might increase this figure.

Certainly the Cambridge and Isle of Ely County Council planners agree that Bar Hill

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The settlement —
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The entrance to the shopping arcade is dominated by a supermarket.

Bar Hill—villag

By MIC

There were times when Bar Hill seemed little more than a scar on the countryside and a sore point in the estate agents' books. Nothing that a well-aimed bomb wouldn't put right, as someone once said.

In fact, brave new Bar Hill was never the world's most predictable success.

The mere idea of planting a whole new community out among the fields was enough to give most sociologists the jitters. And all around there were pessimists ready to jump on the doom-wagon with predictions of a ghost hamlet within 10 years.

That was back during the early 1960's when Bar Hill was conceived and born. The idea was simple enough—to construct a completely new village about five miles out of Cambridge away from the city traffic, turmoil and noise.

It was to be a planners' dream with segregation of people, factories and traffic. It would have its own school, shops, church and community centre.

The dream

The blueprint was for a 350-acre boomerang shaped settlement rising to an ultimate population of between 4,000 and 5,000.

Many of those living in the village would work for local industry, thus avoiding the sterile, dormitory character of a lot of new housing estates.

Homes were to be reasonably priced at between £3,500 and £6,250 on very long leases with peppercorn ground rent and a £10 annual maintenance charge.

There would be a village green, village get-togethers, village societies and village fetes. In fact, Bar Hill would do in a decade or so what most villages have done with limited success in a thousand or more years.

That was the dream when the first sods of earth were turned in 1965.

Since then, Bar Hill has been kicked, criticised and condemned. It has been described as just another housing estate—even an ugly housing estate—with the disadvantage of being five miles from its mother town.

Magnet

Its growth has been steady, if not slow. It has suffered at the hands of credit squeezes and would-be buyers who have said no thank-you, they don't really want to live in the middle of a construction site.

All in all, Bar Hill has had a painful birth.

But now, for the first time, it may be on the edge of a success which will silence its critics for all time. It has reached the point at which the pioneer population is big enough to look after itself and become a magnet to others wanting a decent place to live.

Today Bar Hill has about 800 people. It has well over 200 occupied houses with families moving in at the rate of two or more a week.

It has five factories, a supermarket, a post office and shops, a pub and a [illegible] school.

Rustic

In October, a start is made on a non-denominational church. It has a pre-school group, a gardeners' club, a badminton club, a residents' association and a parish council. It even has an annual fete.

It also has its disadvantages.

Despite the rustic street names—Fox Hollow, Orchard Lands Avenue, Robin Close—Bar Hill is far from pretty. Cheap, economical housing and loneliness don't usually go hand in hand. It will undoubtedly look better when the landscaping is complete and the trees have grown to a respectable height.

Everywhere there is the clutter of development. Roads tend to come to a full stop in a patch of wild mustard and mounds of freshly dug soil. The potential village green is under knee-high grass.

Daily life is often carried on to the background drone of excavators and building machinery. The shopping arcade is less than half full of shops and echoes to the cheeping of sparrows in the roof.

Children

But the people of Barr Hill have become enthusiastic about their village. They like the place and regard it as a place to live rather than a place to sleep.

The headmaster of the primary school, Mr. William Norton, has been there ever since the school opened three years ago. He started with 29 children and now has 151. The figure is rising at the rate of about 20 to 30 a [illegible] a big thing to undertake and credit is due to the developers for going ahead with it."

The Rector of Dry Drayton and Bar Hill, the Rev. Hugo de Waal, has watched the project grow from the early days. He has now been joined by a Free Church minister and although services are still held in the school at present, work is due to begin on the new church early in October.

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3 Emmanuel Street CAMBR

READIC

BUY NOW BEFORE THIS SUMMER MADNESS IS OVER AT:—

RUGMAKING MATERIALS
LONG-ENDS & MIXED-CUT PURE WOOL RUG WOOL
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Usually 32½p. NOW per spo
(approx. 1 lb.) 27½p
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'SIRDAR' KNITTING YARNS
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HONDA MOPEDS
ALWAYS IN STOCK

TOLLEMACHE AND COBBOLD BREWERIES LTD.

AND

BASS CHARRINGTON LTD.

ANNOUNCE THE OPENING OF

THE FOX

BAR HILL VILLAGE

Full Bar Facilities
together with an
Off Sales department
Situated adjacent
to the shopping centre

Under the
personal
supervision
of Mr. & Mrs.
John Perry

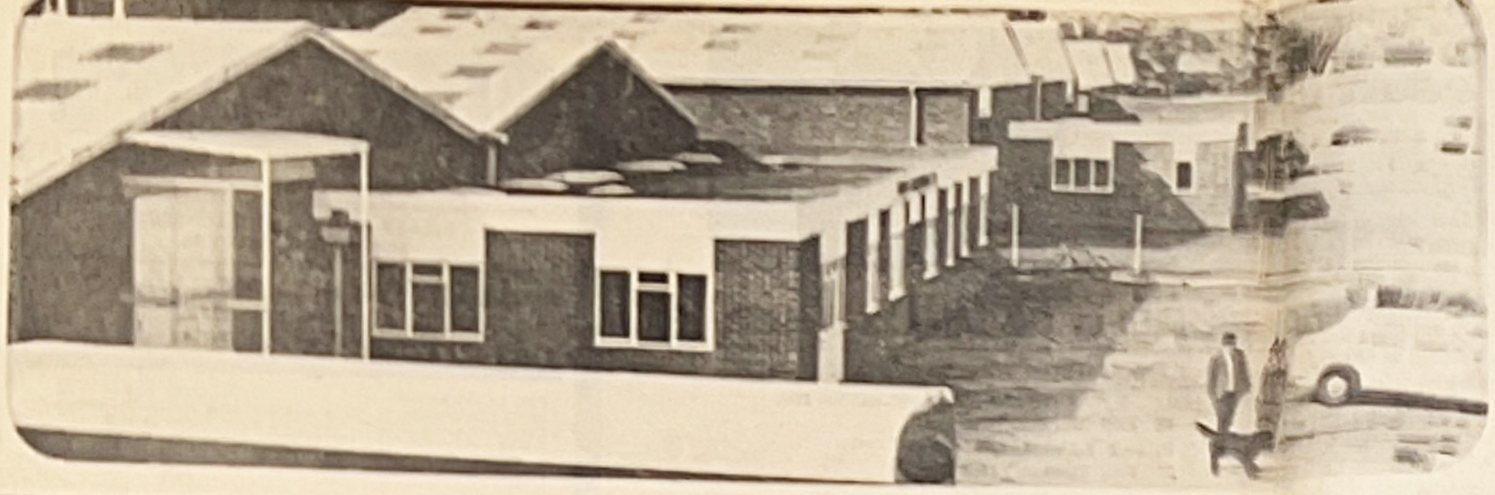
TOLLY COBBOLD BEERS

AT 8 p.m. TONIGHT, FRIDAY, 11th SEPTEMBER

Sandwiches and Snacks always readily available

BASS CHARRINGTON BEERS

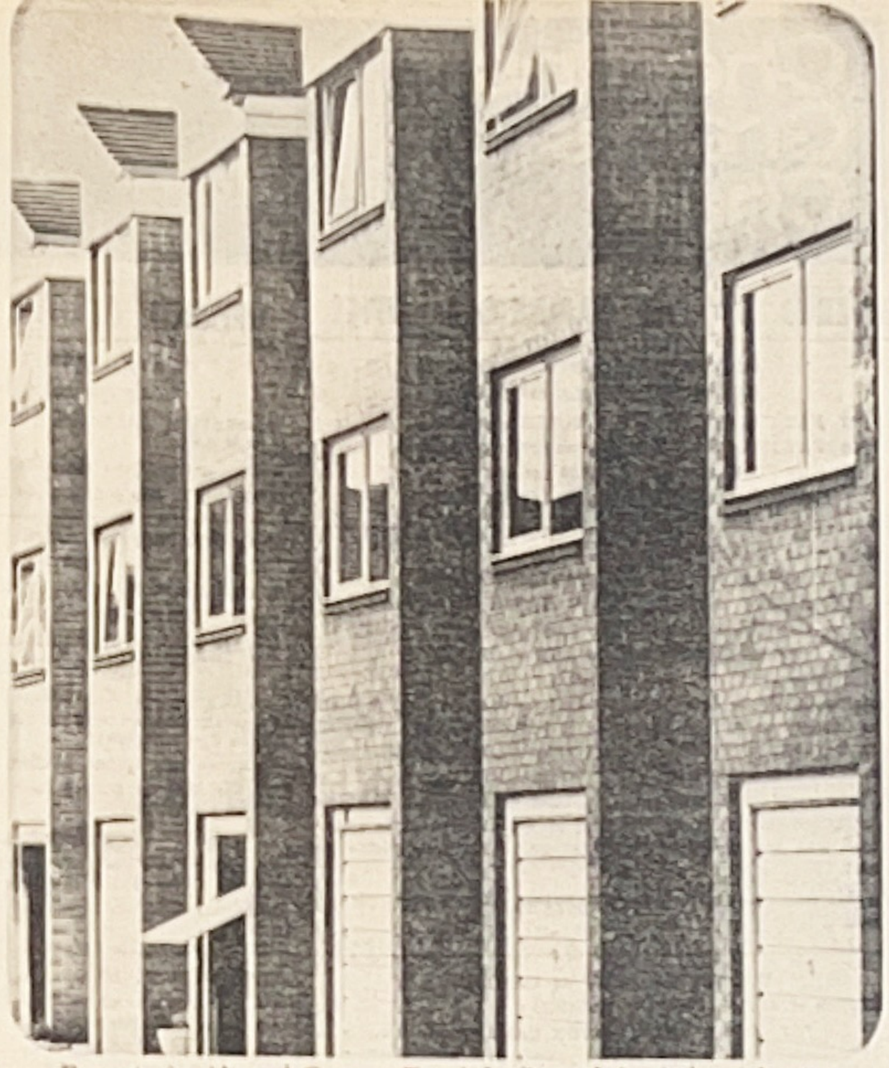
IN ATTRACTIVE SURROUNDINGS, SERVED UNDER IDEAL CONDITIONS



Independent Press

WEEKEND SECTION

Bar Hill—portrait of a new village



Property in Almond Grove. Top left: Part of the industrial estate.

Mr. John Perry, manager of The Fox pub which opened recently.

Mrs. Barbara Small, below in charge of the post office. It has been open for nearly a year.

Another view of the Almond Grove homes.

The first resident to move into Bar Hill four years ago, Mrs. Stella Bury. Below: The shopping precinct in the centre of the village.

Mr. William Norton, headmaster of the school. When it opened two years ago there were 29 pupils. Now there are 116.

Detached houses in Acorn Avenue.

Bar Hill: Why crashes happen

Letters to the Editor

From two Bar Hill residents.

TWO serious accidents in the past year at the entrance to Bar Hill from the A604 would not have happened if drivers were made more aware of the junction and the danger of overtaking near it.

There is only one small signpost in each direction, very close to the turning, and no previous warning at all that drivers are approaching the village.

It is true that the three-lane markings have at this point been altered to two, but motorists largely ignore such indications all along the Huntingdon Road.

The junction MUST be adequately signposted (especially on the Huntingdon side), and either islands or diagonal markings in the road provided, to make overtaking impossible.

Otherwise, sooner or later there will be a fatal accident, and it will be futile then to protest that someone should have built us a flyover.

G. AND J. WILLS
45 Acorn Avenue,
Bar Hill.

From Mrs. Shirley Wallis.

SO it happened! Ever since the new bus stop was put in at Bar Hill, the residents have had a fear of an accident.

Had it not happened now, what of icy roads in winter, when a car could quite easily skid on the turn right (not a straightforward one by any means, as the road out of Bar Hill veers left) and straight into a queue of waiting passengers?

It is pointless of Mr. Flint to say that there are others on the main road. Are any of the others directly opposite a junction, as this one is?

Surely road safety indicates that one should never stop opposite a junction. It is useless to say that a lay-by has been built; scarcely half of a bus's width could get into it.

(MRS.) SHIRLEY WALLIS.
6 Robin Close,
Bar Hill.

From Mrs. M. Bramwell.

AFTER reading the comment of Ald. Watts, I must confess that I am most surprised. Surely he must realise that people organise petitions to try to get something done and that his comments do not help in any way at all.

How many accidents does he expect will happen before we do manage to get something done here at Bar Hill to ensure the safety of the residents?

We wish to prevent accidents, not have them.

(Mrs.) M. BRAMWELL
2 Robin Close.
Bar Hill.

From Mr. R. D. Howard

IT would have been more in keeping with the situation here, if Ald. Watts had kept his predictions that there will be a lot more accidents at Bar Hill to himself.

As the chairman of the Highways Committee, he would have welcomed more constructive remarks from one of the so-called wise men of the county.

How long has he been in the position of being able to ignore the requests of the residents here to make the site safe?

And how many accidents does Ald. Watts require as a price of Action?

R. D. HOWARD
1 Robin Close,
Bar Hill.

FROM FRANCIS PYM, M.C., M.P.

HOUSE OF COMMONS.
LONDON, S.W.1

21st March, 1970

FLP/CHP

Dear Mr Norton,

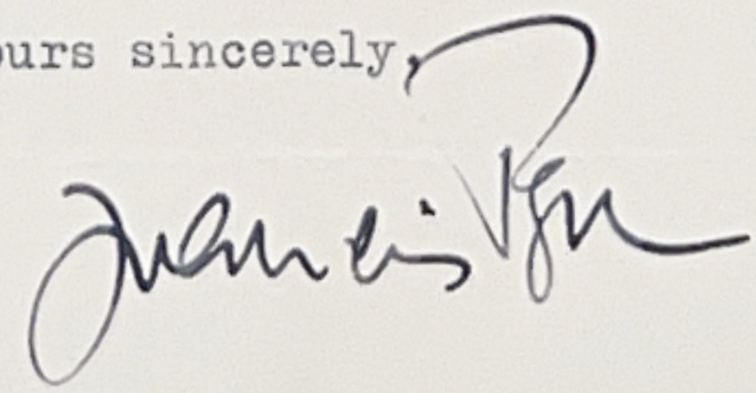
BAR HILL JUNCTION

This is just to let you know that I have been in correspondence recently with the County Surveyor, Mr Lacey. He has recently had meetings with the Ministry of Transport and Bar Hill Developments Limited, and he tells me that he hopes that the Ministry of Transport will be able to build a flyover designed to bridge dual carriageways on the Huntingdon Road during 1971, and that Bar Hill Developments Limited will contribute the appropriate portion of the cost.

The final agreement, which I understand is being considered by the Highways Committee on 23rd March, has not yet been completed, nor have the Ministry of Transport given final confirmation of what has been provisionally agreed.

Nevertheless I think there is reason to be optimistic, and I thought you would like to know that progress is being made to secure the safety of the Bar Hill road junction.

Yours sincerely,



W. Norton, Esq.,
Chairman, Bar Hill Parish Council,
21, Acorn Avenue,
Bar Hill,
CAMBRIDGE.

Bar Hill: Why crashes happen

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Yours sincerely,

Francis Pym

W. Norton, Esq.,
Chairman, Bar Hill Parish Council,
21, Acorn Avenue,
Bar Hill,
CAMBRIDGE.

The M.P. for Cambridgeshire Mr. Francis Pym, with representatives of the Bar Hill village and the council discuss the bus route.

County act to make Bar Hill junction safer

An immediate safety measure for the Bar Hill stretch of the Cambridge-Huntingdon road —the scene of Wednesday's bus queue crash — was promised to villagers yesterday by the County Surveyor, Mr. Robert Lacey.

"The Huntingdon road, unfortunately for Bar Hill, is a very heavy traffic road and the fact of the matter is that traffic must take precedence on it."

Mr. Lacey said that work would start as soon as possible on a block of white line hatching—to prevent overtaking—in the region of the Bar Hill turn off.

Mr. Lacey, at a 40-minute meeting with village representatives in a classroom at Bar Hill Primary School, disclosed that detailed plans for the long-awaited fly-over at the junction had been submitted by Bar Hill Developments two weeks ago and that the Ministry of Transport had agreed to speed the plan through.

The M.P. for Cambridgeshire, Mr. Francis Pym, was with Mr. Lacey at a traffic island conference with villagers just across the road from the scene of Wednesday's crash—in which a housewife and three girls were hurt when a car hit a bus queus. Mr. Pym later took the chair at the classroom meeting attended by 10 village spokesmen including Coun. Mrs. H. W. Leakey, of the county council, and parish council chairman, Mr. William Norton.

Mr. Pym was handed a 250-name petition demanding immediate action to make safe the evillag link with the main road. He also received a copy of a newly-drafted resolution from the parish council which called upon the county council to "honour their obligations to the residents, particularly as Bar Hill Developments will honour their undertaking to contribute a large sum towards the cost of a fly-over."

Mr. Lacey said his preference was to get on with the fly-over. He revealed that costs of the project would soon be known.

Mr. Pym said: "It is encouraging to hear from Mr. Lacey that steps have already been taken.

"I think the best thing we can do is to see Mr. Lacey's plans continue with all urgency."

Mr. Lacey had told villagers:

Praise for Bar Hill

Bar Hill may have its critics. But one man who has nothing but praise for the new development is Mr. Geoffrey Chapman, whose firm have doubled their monthly turnover since moving there six months ago.

Mr. Chapman, managing director of C. B. Tool Engineers, who started his business single-handed nine years ago at Cherry Hinton Road, Cambridge, moved to Bar Hill in January. His was the second firm to move to the new development.

Things have really gone much better since we moved out here. It has given the firm greater weight and status and a considerable boost," he said.

BUSINESS NEWS

Jeremy Thompson

Mr. Chapman's new 4,000 sq. ft. factory, which is double the size of his Cherry Hinton premises, now houses some of the largest power presses in the area.

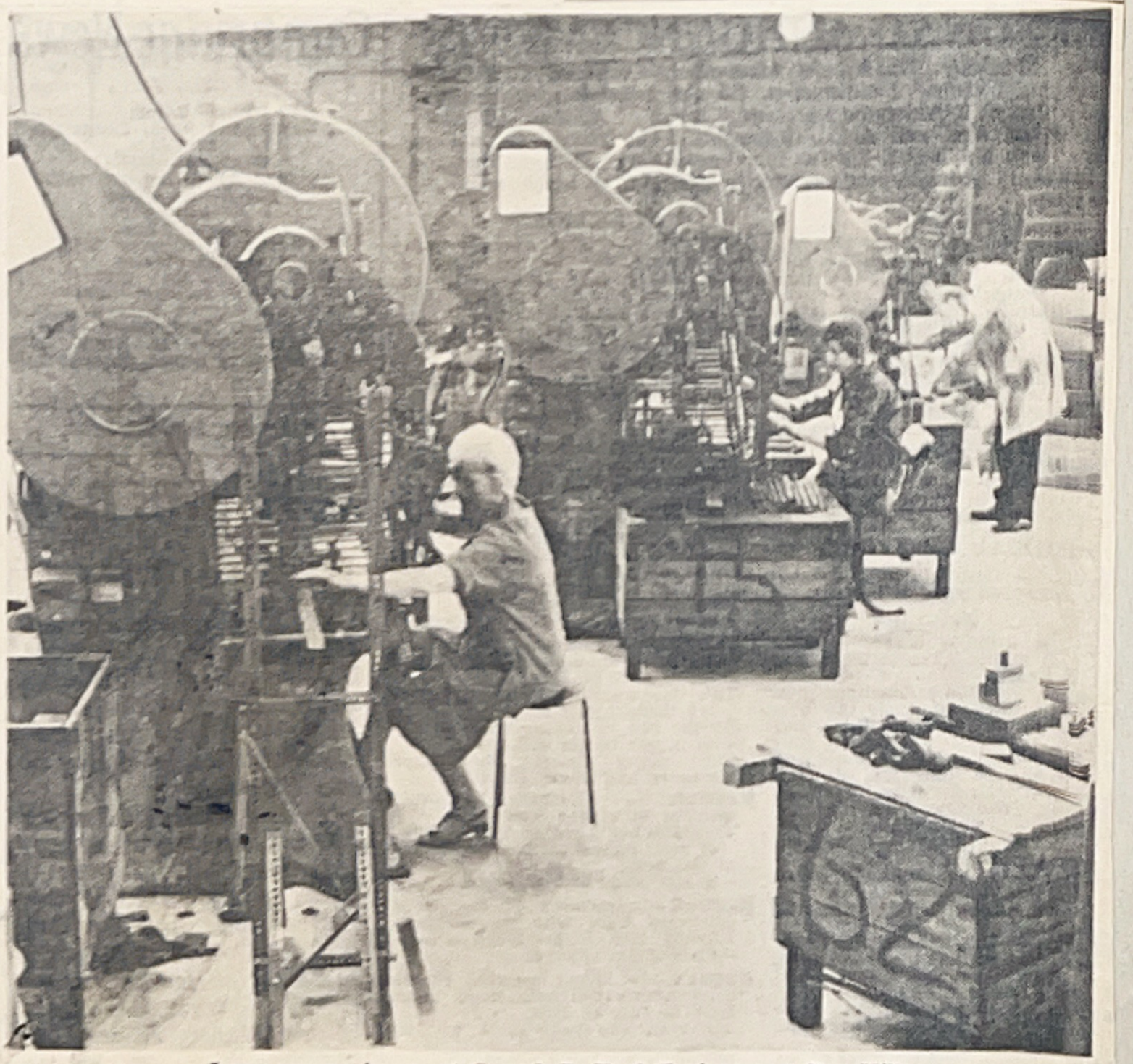
"I have nothing but praise for the facilities at Bar Hill," he said. "Our monthly turnover has doubled since we moved out, and our turnover for the year is likely to exceed £20,000. At Cherry Hinton it was about £12,000 last year."

At the moment C. B. Tool Engineers are concentrating on sub-contract production of multi-progression and press tools, for industries ranging from packaging to sports. As a side line, Mr. Chapman hopes also to break into the field of lightweight cycle accessories.

Mr. Chapman, who was a well-known racing cyclist in the Cambridge area, said: "It is my ambition to produce an end-product of my own. The market for racing cycle accessories seems to be wide open at the moment."

He hopes to have prototypes of lightweight chain sets and pedals ready in the next few weeks.

"At the moment, practically all the accessories come from the Continent. But I am positive we can break into the market. And there is an ideal opportunity with the World championships being held in this country for the first time next year."



Large presses in use at C. and B. Tool Engineers at Bar Hill.

...and Husqvarna say it, too

Another businessman who thinks the critics have been too hard on Bar Hill is Mr. C. J. Crane, the managing director of Viking Husqvarna, the Swedish sewing machine distributors, who became the village's third new firm when they moved in last week.

Mr. Crane said: "I don't know why so many people knock Bar Hill. We looked round many, many places to move out to from London, before we found Bar Hill.

"I think it is an ideal spot. It is ideally situated for distribution throughout the United Kingdom.

"Also, there are no traffic problems. The lorries can just drive straight into the warehouse and out again.

"And the staff can just walk to work. It cuts nearly all our time by half."

Teachers

Mr. Crane, who started up his distributing business at Ely in 1953, has built up the sole holding company for Husqvarna sewing machines in Great Britain.

Although Viking also distribute Husqvarna products ranging from lawn movers to guns and chain saws to waffle irons, their speciality is sewing machines for education.

In the new building at Bar Hill, Viking are equipping a mock classroom so that parties of schoolchildren and teachers can take courses and see demonstrations under the supervision of Viking's own staff of qualified sewing teachers.

The firm also have four more qualified teachers, who are permanently travelling round the country demonstrating in schools.

Mr. Crane said: "We are really very happy to have moved out here from London. Bar Hill seems the ideal small development — so much more practical than the vast, sprawling new

BAR HILL DEVELOPMENTS LTD

DIRECTORS:
V. C. Matthews (Chairman)
S. W. G. Dear, M.B.E.
E. W. Parker, F.C.A.

CLEVELAND HOUSE
19 ST. JAMES'S SQUARE
LONDON, S.W.1
TELEPHONE: 01-930 9501
TELEX: 916668

26th June, 1969

Dear Sir,

It is now almost a year since we acquired Bar Hill Developments Ltd. from Holland & Hannen and Cubitts and I thought it might be a good thing if I wrote you a progress report and told you of our hopes for the future.

Perhaps, most importantly, the school is now open in the Village and I am very glad that the children have so little distance to travel and are getting the love and care at school as well as at home.

We have seen the designs for the new Church and I hope very much that work will start on this in the not too distant future. You will know that it is always a question of money and we are giving the site in order to help forward this project. The supermarket and five of the shops are now open and trading and we have enquiries for other traders to come in. The terms for the lease of the land for the erection of the pub have been agreed as have those of the lease for the petrol filling station. Planning approval has been granted in both cases.

We have built five factories in addition to that occupied by Cambridge Consultants, lettings have been agreed on three of them and one is already occupied. We have commissioned an architect to prepare a plan for an office block for the Village and we hope we may be successful in letting this before we build it but if not, we shall seriously consider building it forthwith.

The design for the flyover on the A604 has been completed and drawings are now with the County Council and the Ministry of Transport. The contractors are working on the price and I certainly hope that we can start work later this summer. In phases 1 and 2 of the housing, 201 properties have been built and 166 of these have been sold. There are many others under negotiation. We believe that we have reached agreement with the County Planning Authorities regarding the next phase of housing development and, again, we hope to start building before long. You will have seen that we have done a great deal of landscaping and planting and this work will continue until we have achieved the setting we desire. We certainly hope that the Village park will be started this year.

We are anxious to proceed with the formation of the Village Trust and our lawyers are settling the submission to the Minister of Housing before we go to the Court for approval of the Trust Deed.

It certainly seems to me, as it must do to you, that little has happened during the last year but I can assure you that the reorganisation required since our acquisition has been enormous and I am glad to say we are now through with this and all construction can now be regarded as under our own control.

I am very anxious that development of the Village shall be speeded up within the overall concept and I hope soon that you will see the results of our endeavours.

Lastly, I should like to express my thanks to all those people in the Village who have given so much of their time to the wellbeing of all connected with the development, and I am sure I can look forward to your enthusiasm and support in making this—the first Village settlement designed and financed completely by private enterprise—an outstanding success.

Yours faithfully,

V. C. Matthews,
Chairman

W.H.S. Norton Esq.

15. Q: WHAT ARE THE RATEABLE VALUES OF THE HOUSES?

A: The likely Rateable Values (subject to final checking by the Rating Officer) are as follows:-

PHASE 1.	GROSS VALUE.	RATEABLE VALUE.
'CLARE' Terraced	£108.	£72.
'CLARE' Semi-detached	£113.	£76.
'GIRTON'	£130.	£90.
'DOWNING'	£123.	£84.
'EMMANUEL'.....	£130.	£90.
'FITZWILLIAM'.....	£125.	£86.
'NEWNHAM'	£128.	£88.
'PEMBROKE'	£155.	£110.
'SELWYN'.....	£172.	£124.
'TRINITY' Inner Terrace	£144.	£101.
'TRINITY' End Terrace	£150.	£106.

PHASE 2A.	Estimated Rateable Values.	
'CLARE' Terraced	£70.	(No Garage).
'DOWNING' S/Det:	£74.	(" ").
'FITZWILLIAM' S/Det:.....	£90.	(Including Garage).
'WESTWICK' Inner Terrace ...	£78.	(Excluding Garage).
'WESTWICK' End Terrace	£82.	(" " ").
'COTON' Granny Flat	£40.	(" " ").

In the cases where the Garages are separate from the house (e.g. - as in blocks of Garages) they are, or will be subject to separate valuation.

THE CURRENT RATES ARE 12/10d. in the £.

WATER RATE IS 1/3d. in the £.

February 1969.

8. Q: WHAT TRANSPORT FACILITIES ARE BEING PROVIDED?

A: A number of 'Buses, mainly the 107 and 156 pass along the Huntingdon Road (A.603) to and from Cambridge and stop close to the entrance of the Village. Time-tables can be seen at the Sales Office or obtained from the Eastern Counties Bus Company. Now that the Shopping Centre is open, the Bus Company have explained that as soon as the demand warrants it 'buses will run into the Village and turn at the entrance to the Shopping Centre.

9. Q: WILL THERE BE A CHURCH IN THE VILLAGE?

A: A site has been reserved for a Church and a committee from the various local churches have drawn up a plan for an Inter-denominational Church Centre. Bar Hill has been chosen therefore, for this unique experiment and a fund raising appeal has been launched for the building.

10. Q: WHAT RECREATIONAL FACILITIES ARE BEING PROVIDED?

A: Children are discouraged from ever playing in the streets. All footpaths to the Shopping Centre and Schools pass through communal areas. There will be large 'play-areas' with swings, see-saws, children's 'igloo' etc. There will also be a village park and green. A Village Hall and a Swimming Pool are envisaged for the later stages of development. These will be the responsibility of the Village Trust.

11. Q: WHO IS THE LOCAL AUTHORITY?

A: The village is in Cambridgeshire and is represented on the County Council by the Councillor for the Electoral Division of Girton. Chesterton Rural District Council is the Local Authority and Bar Hill is represented by a Councillor elected every three years. The village is a parish in its own right and a Parish meeting is in existence prior to the formation of a Parish Council.

12. Q: WILL I BE ALLOWED TO HANG OUT WASHING?

A: Yes, within the boundaries of your own garden.

13. Q: WHAT ABOUT THE RESTRICTION IN THE LEASE ABOUT GROWING VEGETABLES?

A: The nearby Institute of Agricultural Botany fears that its research could be spoiled by cross-pollination with certain plants in the village. A Covenant was therefore inserted in the Lease, whereby the Lessee - 'Will not permit or suffer to flower on the demised premises any Brussels Sprouts, Cabbage, Kale, Cauliflower, Broccoli, Swedes, Turnips, Beet, Parsnips, Carrots or Onions.' - This means that you CAN grow all these vegetables, but that they must not be allowed to go to seed and must be removed at the end of each year's planting.

14. Q: WHAT MORTGAGE FACILITIES ARE AVAILABLE?

A: Subject to age and income, we can obtain a 95% mortgage based on up to three times your income with repayments over twenty-five years; and in certain cases your wife's income may also be considered. Our Sales Representatives will be pleased to discuss this matter with you.

The Leasehold Reform Act 1967 does make provision for such schemes as Bar Hill, to enable its management to be continued after the period which entitles leaseholders to purchase the freehold interest in their properties.
Various applications have to be made under this statute and the Developers are in the process of arranging this. Your solicitor will be able to advise you on the details contained in the Act.

4. Q: WHAT FORM OF SHOPPING CENTRE IS BEING PLANNED?

A: It is anticipated that the Commercial Centre will ultimately consist of some 40 shops, including a Supermarket as well as a Public House and a Petrol Filling Station with Showrooms. The first phase of 12 Shops and a Supermarket has been erected and the Supermarket and several shops are already trading. The first phase will provide an excellent range of shopping facilities to satisfy the day to day needs of the residents of Bar Hill. Eventually, as demand arises, it is hoped that the centre will be extended and afford both residents and local shoppers a greater variety of retail units. Car parking for ultimately 700 cars is planned, 165 spaces being already available.

5. Q: WHAT ARE THE PROVISIONS FOR SCHOOLING IN THE VILLAGE?

A: The first stage of the Junior and Infant School was opened in September 1968, the building has been so designed to be able to cope with the anticipated total population of Bar Hill together with surrounding villages. On the first stage being fully utilised, further phases of construction will be carried out by the Cambridgeshire County Council.

The County operates a selective system for Secondary Education: Children selected for academic education will either go to Grammar School in the City or Impington Village College, which is being developed on Comprehensive lines and caters for pupils taking 'O' or 'A' levels. Children found more suitable for Secondary Modern Schools will probably go to Swavesey. The Education Authority will ensure transport to get children to school, but not necessarily by special buses. It is possible that a site for a Secondary School could be incorporated in Bar Hill, but this will depend on the County Council's overall education policy for the area.

6. Q: WHAT MEDICAL FACILITIES ARE TO BE PROVIDED IN THE VILLAGE?

A: A Group Practise, operating from a Health Centre close to the shopping centre is planned for erection by the Cambridgeshire County Council. Until then, the new residents at Bar Hill can obtain medical facilities under the National Health from the local General Practitioners in the area, some of whom have expressed their willingness to practise from the Health Clinic in due course.

7. Q: WHAT ARRANGEMENTS ARE BEING MADE FOR POSTAL & TELEPHONE SERVICES?

A: There should be no difficulty in getting a telephone; an outlet is provided in every house. A site has been conveyed to the G.P.O. for Bar Hill's own Telephone Exchange which should be commissioned in the summer of 1969. In the meantime, the telephones at Bar Hill are operated from the MADINGLEY Exchange. The first Public Telephone Kiosk is in operation. The local Head Postmaster has been advised of the rate of occupation and has assured us that Postal Deliveries will be kept under review. The first postal box is installed; a Sub-Post Office will be opening in the shopping centre in the near future.

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ESTATE SALES OFFICE:
BAR HILL, CAMBRIDGE
Telephone: Madingley 545

BAR HILL VILLAGE

QUESTIONS & ANSWERS SHEET

Bar Hill is not just another housing estate; it is a new village - a new way of living. It will be administered by a number of Trustees, drawn in the main from residents of the Village but supplemented by prominent local people. A number of questions will arise in the minds of people wishing to buy houses in the village - we have attempted to anticipate them in the following way:-

1. Q: WHAT IS MEANT BY THE 'VILLAGE TRUST'?

   A: The Village Trust is a group of Trustees, elected to administer the welfare of the village within the terms of the Trust Deed. For example, it will hold the freeholds of the houses, the village green, parks, communal gardens and play areas on behalf of the residents. A Managing Agent will be appointed to administer the day to day running of the village, e.g. the employment of gardeners.
   Most of this work is normally associated with the Local Authority and although the Developers will be making an endowment to the Trust, most of the funds will be derived from a maintenance charge levied on all occupants including shopkeepers and industrialists. This charge will be made on all houses and at present varies between £10 and £15 per year.

2. Q: YOU SAY THE VILLAGE IS BUILT ON THE 'RADBURN' SYSTEM. WHAT IS THIS?

   A: The village is planned in such a way that pedestrians and traffic are completely separated. This is accomplished by a series of footpaths passing through communal gardens, enabling the housewife to get to the shopping centre and young children to the school, without ever crossing a road.

   The main road encircles the village from which there are a series of short cul-de-sacs terminating in courts - like spokes of a wheel. The houses are grouped round these courts. Private cars and trade vehicles can enter the courts by the roads, but pedestrians use the network of footpaths giving direct access to each house but at the same time are divorced from the roads.

3. Q: WHY ARE THE HOUSES LEASEHOLD?

   A: Long leases, ~~150~~ 999 years, were created purely to facilitate the functions of the Village Trust. The freeholds will eventually be owned by the Trustees (the residents of the village) and NOT the Developer. NO GROUND RENT is charged only a maintenance charge as referred to above. Certain conditions appear in the Lease, which are designed solely to protect the residents. Your solicitor should be able to advise you that these conditions are intended to benefit you.

Mr. Russen was formally appointed Clerk/Treasurer of the Bar Hill Parish Council: those offices to be held during pleasure. An honorarium of £25 per annum excluding expenses to be paid to Mr. Russen.

This was proposed by Mr. Burry
Mrs. King seconded.

Mr. Lancaster proposed
Mr. Lakin seconded that Mr. Russen could purchase whatever stationery he required.

Both proposals were unanimously agreed.

The Clerk was instructed to proceed and open a Bank account and arrange the necessary finance. The signing of cheques to be by the Treasurer and one other member of the Council.

A precept of £64 was authorised to be made on the Chesterton Rural District Council

Mr. Lancaster proposed
Mr. Lakin seconded

The same Councillors proposed and seconded that the Bar Hill Parish Council should be a member of the National Association of Parish Councils.

Both proposals were unanimously agreed.

The Clerk was instructed to write to Bar Hill Development Limited asking them for their permission to allow the Parish Council to erect a new notice board in the vicinity of the shopping centre and also to suggest to the developers that the present notice board should be moved to a site near the shops.

The Meeting also thought that it would be nice to have the Bar Hill crest at the head of our letters and the Clerk was asked to write forthe developers permission for this.

The next Meeting was scheduled for the 25th June, 1969 and every fourth Wednesday in the month thereafter with the exception of August.

The Meeting then closed.

Minutes of the first Meeting of the Bar Hill Parish Council held at the Bar Hill Primary School on 22nd May, 1969 at 8.p.m.

Those present: - Mr.E.Lancaster
Mr.W.H.S.Norton
Mr.R.Burry
Mr.C.Lakin
Mrs. M.King

Mrs. Leakey, our County Councillor was also present.

First duty of the Parish Council was to elect a Chairman.

Mr. Burry proposed Mr. Norton
Mrs. King seconded
Mr. Norton was unanimously elected.

The Clerk had very little to report as the last Parish Meeting had not instructed him to raise any new matters because it was thought that with the Election so close it would be better to write with the authority of the Parish Council.

The amount of money held by the Treasurer was £

Matters discussed by the Parish Council were as follows: -

It was decided that a Public General Meeting with the developers should be arranged as soon as practicable. Rodney Dale to be consulted before a date is fixed. A list of questions could then be drawn up and given to the developers. The contents of the list to be decided later.

Mrs. Leakey gave us a general idea of the powers of a Parish Council and advised us to ask Mr. Tom Palmer of Girton to our next Meeting. Mr. Palmer, the ex Clerk of Girton Parish Council, was Clerk there for over thirty five years and could speak to us on Parish Council Administration from a great deal of experience.

It was decided to obtain a large detailed map of the district and also a fair copy of a map of the village which we would keep for historical purposes. The latter to be obtained from the developers. A map showing the parish boundaries was also required and this could be obtained from the County Council. The County Council, it was decided, should be asked to provide the names of farmers whose land borders the Dry Drayton and Lolworth footpaths and that letters should be written to those farmers complaining at the appalling state of the paths, the Dry Drayton path in particular.

The council decided that when the Clerk receives planning applications it should be left to his discretion as to whether or not the plans of the project concerned should be inspected at the Shire Hall.

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Cash drive for church shared by six sects

4-12-69

A £35,000 appeal is being launched this week for what is believed to be the country's first church centre to be shared by six different denominations, including the Society of Friends. The building, at Bar Hill, may be built within two years.

"As the first effort to establish joint ownership by several denominations, this is something of a breakthrough," the Archdeacon of Ely, the Venerable M. S. Carey, said yesterday.

The Church of England, Baptist, Congregational, Methodist and Presbyterian Churches and the Society of Friends are co-operating in the venture. They will own the centre jointly through a new company called Shared Churches (Ely) Ltd., whose board of directors will include representatives of each of the churches.

"We hope the appeal will have reached its target within about six months," the Archdeacon continued. "The normal church funds are not available because they are governed under trusts which make no provision for an inter-denominational project of this kind.

Coffee bar

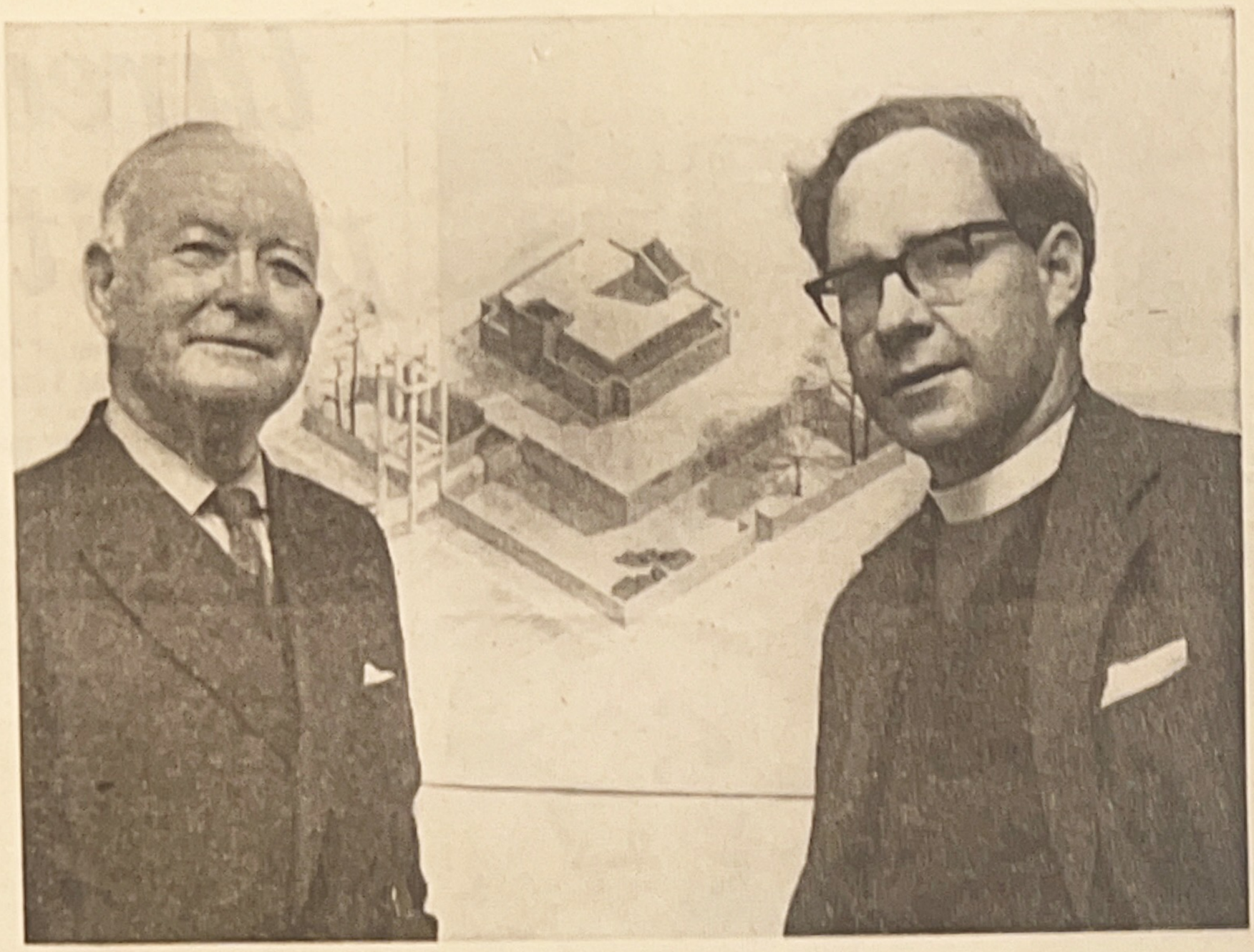
"Although there are other joint ventures by, for example, Anglicans and Methodists, I believe this is the first in which so many denominations are co-operating."

The centre will be used for church services, clubs, concerts, drama, lectures, a children's play group and as a library and informal coffee bar. As part of the flexible design, all the furniture will be moveable.

In the Bar Hill Shared Church Building Appeal, £30,000 has been estimated as the cost of the centre and £1,500 for furnishings.

At present the Rector of Dry Drayton and Bar Hill, the Rev. Hugo de Waal, and the Rev. William H. King, a Congregationalist appointed by the Free Church Federal Council, share the pastoral duties in the new village.

Mr. de Waal predicted that the new building and the school, where inter-denominational services are now, would become the centre of community life.



The Rev. William H. King (left) and the Rev. H. F. de Waal in front of an artist's impression of the new church.

Pilot schemes

Before moving to the school when numbers expanded, services were held in the contractors' hut at Bar Hill. There, the children of Anglican, Congregational and Methodist families were brought together for baptism.

The Bar Hill experiment has grown out of the 1964 British Council of Churches conference, which called for the setting up of pilot schemes and a new ecumenical spirit among people of different denominations.

In Bar Hill there is to be a combined service of worship every Sunday. Both the Anglican and Free Churches now hold a service of Holy Communion once a month.

The patrons of the appeal are the Bishop of Ely, the Rt. Rev. E. J. K. Roberts; the Rev. Dr. Roy D. Whitehorn, a former Moderator of the Presbyterian Church of England and Free Church Federal Council and a former principal of Westminster College, Cambridge; the Lord Lieutenant of Cambridgeshire and the Isle of Ely, Col. G. T. Hurrell, and the President of Queens' College, Cambridge, Mr. Arthur Armitage.

Ald. Francis Jeeps, the former chairman of Cambridgeshire and Isle of Ely County Council, is chairman.

Footnote: Bar Hill, seven miles north of Cambridge, is said to be the first new village to be built in England this century. Its eventual population will be about 4,000.

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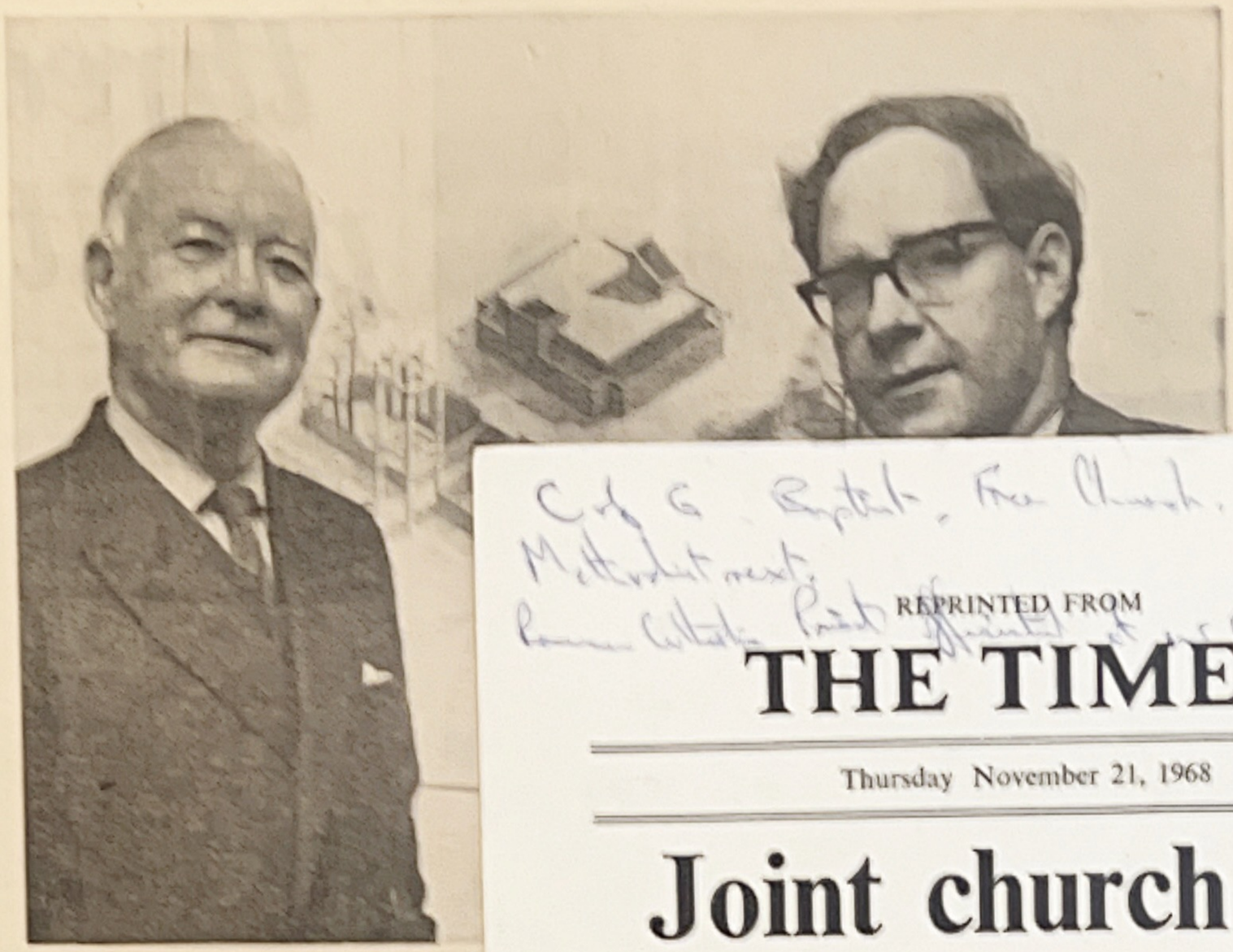

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C of G Baptist. Free Church.
Methodist next.
Roman Catholic Parish [illegible]

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Thursday November 21, 1968

Joint church for seven groups

FROM OUR CHURCHES CORRESPONDENT—CAMBRIDGE, Nov. 20

Seven denominations in an enterprising ecumenical experiment at Bar Hill, a rapidly developing new town north of here, are preparing to build a church that will be jointly owned and run by them.

The project arises from the Nottingham Faith and Order Conference four years ago when, as a move to unite churches by 1980, pilot schemes for ecumenical experiment were recommended.

Bar Hill village, then being planned on a spacious scale across the farmlands of Cambridgeshire, seemed an ideal site for testing the viability of such a plan. With the backing of the Cambridge and Histon Council of Churches, the Free Church Federal Council, the Bishop of Ely and the diocesan pastoral committee, the groundwork was laid.

There was no church building, and the first service was held in one of the new homes on the site occupied by the Rev. W. H. King, a retired Congregational minister. Today he shares with the Rev. Hugo de Waal, rector of the neighbouring parish of Dry Drayton, the task of ministering to Anglicans, Baptists, Congregationalists, the Free Church of Trumpington, Methodists, Presbyterians, and Quakers.

At present only 125 families are resident at Bar Hill where an eventual population of 4,000 is planned. Services are held regularly in the recently completed new school and here an open Communion—Anglican or Free Church—is held once a month. All are welcome to share fully in the service and many do so.

The Rev. W. H. King, Minister of the Free Church, who served throughout the First World War as an infantry soldier, finishing as a lieutenant-colonel commanding a battalion of The Oxfordshire and Buckinghamshire Light Infantry, spoke today of the enthusiasm of a congregation that draws its membership from a wide circle of interests.

Many of the residents, he said, hold academic posts at Cambridge or are associated with research projects in the area. Others include artisans and clerks.

No attempt is made to wean churchmen from their particular denomination; those who are Methodists, for instance, remain on the roll of the church from which they came. Still less is there any intention of establishing yet another denomination. Obviously there is still much to be worked out, but the sponsors of the new endeavour have faith that solutions will be found as they go along.

The church they will build will be near the school where services are held and in which a youth club has already been established.

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The £50,000 Bar Hill County Primary School, now nearing completion, will add another unusual shape to the new village skyline.

About 30 pupils started at the school last September. But more work will have to be done before the school can cater for 200 children.

Here, Carol Baker (right) and Judith Willows enjoy the remainder of their school holiday before they return to school.

Her first day at the new Bar Hill County Primary School proved a little overwhelming for five-year-old Jane Bridgeman . . .

New methods for Bar Hill school

With the heady smell of new paint still in the air, the first pupils of Bar Hill County Primary School sat down to work today — not only in a new building but also to face bright new teaching methods.

"In effect," said the headmaster, Mr. William Norton, "I am trying to make this in the tradition of the best village schools, with the individual approach in teaching methods."

The school, which is designed to take up to 200 pupils, at present has about 30. They have been divided into two classes—under sevens and over-sevens.

"I'm hoping that it will remain like this until numbers make it necessary to change," said Mr. Norton. It is an attempt to allow the children to develop as far as possible without restricting them to a chronological age.

First phase

"This is something I have used in the last 4½ years rather successfully. With large numbers it is difficult to do, but I have an ideal situation for developing this."

Until now, children from Bar Hill have travelled two miles to Longstanton school by bus daily. The new school has several infant entrants, as well as children who have previously attended.

This is the first phase of the school building — to be opened officially in a few months—and there are plans for eight more classrooms and an administration block. At present there are four classrooms, two halls and a kitchen.

Workmen are still landscaping the gardens and playing field and completing the pavements.

Delays end at Comberton and pupils pour in

About 280 children today streamed into the new £100,000 Comberton Primary School which has been beset with legal hitches and building delays.

The school replaces old buildings closed at the end of the last summer term.

The eight classrooms and assembly hall which have been opened can accommodate more than 300 children. As the village grows the school will develop.

Most pupils are from Comberton but the school also provides places for children from surrounding villages, particularly Hardwick, where the primary school is closing.

On Friday about 30 children who will be five this term start in the school's reception class.

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BAR HILL RESIDENTS ASSOCIATION Newsletter Number ONE

This is the first of a series of monthly (we hope) News sheets - it is being distributed to all families, but subsequent issues will be printed on a "members only" basis.

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+COMMITTEE+
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A great deal of work has been done by the Committee and a number of matters are in the "pipeline" - if not yet obviously solved - and these include: 'bus service into and out of the Village, 'bus shelter, 'phone box, letter box, library service, repairs etc. to properties, street lights, muddy roads, play areas, footpaths and A 604.

The Association has been accepted by the Developers and their Consultants as the vehicle for Community problems, and plans are going ahead for the formation of a preliminary Trust next year - the Association will be asked for nominations for representation of the Residents, and this will be a matter for discussion at the next General Meeting. In addition, the question of a Sports Centre, tennis courts, cricket pitch and bowling green have already been examined by the Committee: much information and advice is being obtained, and this too is a matter for the next General Meeting. The Committee have also discussed questions on the Leasehold Reform Act 1967, operative from 1st January 1968.

Changes made by this Act could affect the final character of the Village unless steps are taken to preserve amenities and conditions as to use of property now Leasehold which may become Freehold. The Developers too, are very conscious of this, and if the Trust is not in being to act within the statutory time limit, then the Association will be the body representative of the Community.

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+NEXT GENERAL MEETING+
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WILL BE ON 26th JANUARY 1968. ONLY PAID UP MEMBERS WILL BE ABLE TO ATTEND, DISCUSS, AND VOTE ON, MATTERS AFFECTING US ALL.

If you have NOT yet joined, join now - forms and fees to the Treasurer, Mr. J. PALMER, 59 ACORN AVENUE.

If you are a recent resident and have no form - see the Secretary, Mr. R.A. BURRY, 58 ACORN AVENUE.

Items for the Agenda from members should be in Mr. BURRY'S hands on or before 12th January 1968.

+++++++++
+GENERAL+
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Progress on the Shops, the School, and Phase II on the hill is obvious to everybody.

Cambridge Consultants are now very busy in the "factory" and we welcome them as our first "business" member. Our total population is now about two hundred, not counting cats, dogs and budgerigars.

The Committee have been advised by the Clerk to Chesterton R.D.C. that a Parish Meeting will be held about Easter 1968 - soon after the 1968 Electoral Roll comes into force - and it is possible that a Parish Council may be elected during the year.

Our Church is very active - thanks to the Rev. King and the Rev. du Waal and their helpers - and it is a pleasure to be one of the large congregation in Church on Sunday morning.

One attempt to meet <u>your</u> wishes for Communal Social Activity was ill-supported, to put it mildly, and that Whist Drive was arranged to meet what appeared at our Inaugural Meeting to be a popular request: we will try to organise what you say you want - if you want to help to organise something yourselves, approach a member of the Committee, but <u>please</u> give us fair warning as it takes time to lay on accommodation other than a member's own house.